



**Solid Home Inspections**

13407 Nottoway Circle

Cypress, TX 77429

**(832)732-9475**



**1977 build - 2619 sf**  
**Houston, TX 77071**

# PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report  
(Name of Client)

**Concerning:** 1977 build - 2619 sf, Houston, TX 77071  
(Address or Other Identification of Inspected Property)

**By:** David Gibbs, Lic #7406 TREC Professional Inspector 02/09/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

**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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

For purposes of identification and reporting, we will describe the locations of this property, left or right, front or rear, as though viewing the building from the street.

Weather: Cloudy, Mist

Temperature: The outside temperature was 60 to 70 degrees

Present: The Inspector and Seller

**Note:** The age of the property as was listed as approximately 44 years old. Construction used techniques and materials that may be outdated and advanced in age. The systems and components of the property may not be in accordance with modern safety and building standards and upgrading may be necessary with remodeling. Hazardous chemical or minerals in building materials (example: lead paint, asbestos, formaldehyde, etc) may be present. This inspection is not a technically exhaustive or invasive. Our inspection cannot identify latent defects, conditions that were not exposed to view, or conditions that may develop as a result of aging materials or outdated workmanship.

Structure Type: The house described was platform type wood framing with exterior veneer and/or siding and gypsum board interior wall / ceiling covering.

**Note:** This inspection is visual in nature and in the absence of visual indicators, can not determine if the house was previously flooded. No inspection or testing for presence of wood destroying insects/organisms, mold, biological or chemical contamination was performed and conditions may exist in inaccessible areas inside walls that are not reported. We recommend buyer obtain additional information regarding previous damage claims on the property and review the seller's disclosure. A CLUE Report (Comprehensive Loss Underwriting Exchange) from the seller or insurance agent can provide dates of claims, insurance company(ies) involved, type of policy, whether loss was related to a named catastrophe (hurricane, etc.), the amount paid and cause of the loss.

**Note:** There was limited access to the garage and interior surfaces, systems and components because of the presence of personal belongings. Our observations were limited to the areas where we had access. With greater access and an opportunity for examination, reportable conditions may be discovered.



**Note:** The built-in vacuum system and related equipment were not inspected. No representations or warranties are made as to the existing or possible future condition of the vacuum.

**FOR REFERENCE WHILE REPORT READING:**

**Health & Safety related items are printed in bold print.**

Items that are underlined may be recommended repair or further investigation to prevent more extensive damage or indicate non-compliance with current building standards.

Regular text indicates minor repair or preventive maintenance type items.

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

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### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation(s): Slab on grade

Comments:

The foundation appeared to be supporting structure, however signs of differential settlement / movement of foundation were observed. Movement indicators include but are not limited to: cracks in brick veneer, cracks in foundation, cracks in sheetrock, doors that are not square in jamb, floors not level. We recommend monitor for changes, address related symptoms and correct items noted in Grading and Drainage section below to minimize future movement. For additional information, we recommend further investigation by a qualified foundation repair contractor for repair recommendation.

*Foundation slabs are not completely level, rigid or perfectly stationary. As the underlying soils move, slabs will move up and down and may tilt (uniform deflection) or bend (differential deflection). Soils movements are caused by conditions including: 1] the shrinking and swelling of expansive soils as they dry and get wet; 2] by the settlement of fill dirt that has not been fully compacted; 3] the heaving of soils where the land has been cut and 4] pressure from roots of large trees. As underlying soils move, any slab that they support will shift. Because slabs, and the structures that rest on them, are more rigid than the soils on which they rest, the manner in which slabs and soils interact is complex. Determining adequacy and composition of soils below foundation and materials inside foundation is outside the scope of this inspection. The presence and/or type and condition of vapor barrier installed during construction was not determined and was not accessible to inspector. Determining elevation of foundation as related to flood plain was not determined. If any of these are a concern, we recommend further investigation by a qualified contractor.*

Large tree(s) were observed near house foundation. Trees may cause damage to foundation / plumbing with roots and settlement may occur due to moisture removal. Limbs hanging over house may cause damage from falling on structure. Client should consult tree expert regarding care and maintenance of trees, or if desired, removal of tree(s) or the installation of root barrier.

#### B. Grading and Drainage

Comments:

GRADING AND DRAINAGE:

*Note: Proper grading is required to minimize water buildup near the foundations. Soil should slope away from the building to create consistent soil moisture content around*

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*perimeter for best foundation performance. Roofing system gutter discharge should also be directed away from the foundations to minimize excessive moisture buildup.*

The concrete walkway and soil level was too high in some areas (above top of foundation). Common industry practice requires a clearance of at least 4 inches between grade level and bottom of masonry veneer. High soil level promotes water penetration / wood rot and is considered a conducive condition to termite activity. We recommend repair as necessary.



Soil grading had depressions or inadequate / negative slope in some areas and did not appear to properly direct runoff water away from foundation as required according to today's standards (6" drop in 10' Ref: IRC 401.3). This may promote water penetration, adversely affect the foundation and cause differential settlement. We recommend repair as necessary.

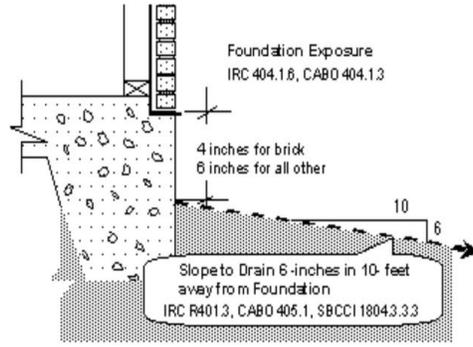
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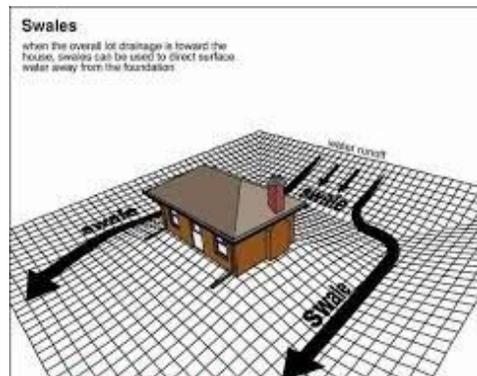
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The drainage swale was not continuously sloped to street as required according to today's standards, may cause water ponding at sides and rear of house. We recommend repair as necessary to promote proper drainage away from foundation and extend service life of fence.



### ROOF DRAINAGE AND GUTTERS:

We recommend addition of rain gutters where not present to help improve drainage and foundation performance. Gutters with downspouts and splashblocks at bottom will minimize erosion and foundation movement associated with expansive soils.

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Runoff water from the roof gutters discharged next to the building. For improved foundation performance we recommend install splash blocks to direct runoff water sufficiently away from the building prevent erosion and saturation of the soil at foundation.



The gutters were damaged in one or more areas, had accumulated debris preventing proper drainage. We recommend all debris be cleared.



**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt / Fiberglass Composition Shingles

*Viewed From:* Walking Roof

*Comments:*

**ROOF SURFACE:**

*Note: Inspector did not lift shingles to check roof fastener installation, due to potential for damage to the shingles and the sealant bonding that secures them. Inspector may not be able to determine if a roof overlay exists (2 layers of shingles). If further information is desired, we recommend consult a qualified roofing contractor for additional information.*

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Roof appeared to be late in service life. Observed exposed fasteners, cracked ridges and excessive granular loss of shingles. We recommend preventive maintenance, repair or seal any cracks and exposed fasteners to prevent water penetration.



Damaged (broken, torn etc.) shingles were observed caused by contact with trees. We recommend further inspection by a specialist contractor and repair or replace as necessary to prevent water penetration.

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**VISIBLE FLASHING / ROOF PENETRATIONS:**

Observed lower edge and upper edges of chimney flashings were loose or not sealed down. Wind driven rains can cause water penetration. We recommend repair or replace as necessary.



Observed lead flashing covering drain waste vent pipes were damaged by rodents in one or more areas. This will allow some rain water entry into attic. We recommend repair or replace as necessary.

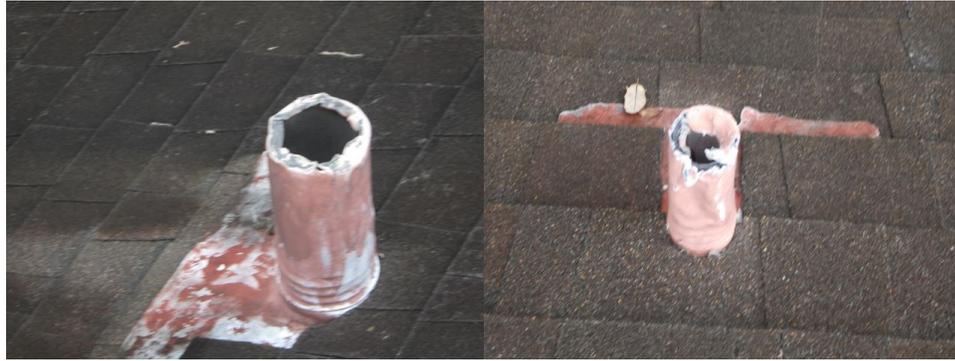
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The storm collar was not properly positioned or sealed on water heater vent above roof line. The lower edge of flashing was improperly lifted. This will promote water penetration. We recommend repair and seal as necessary.



**MISCELLANEOUS:**

*We make every effort to identify roof leaks, however this visual inspection can not guarantee that there are none. We recommend monitor for leakage and take action as necessary.*

Observed tree debris on roof. We recommend remove piles of debris as they can be a conducive condition for wood destroying insects and promote leakage.



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**D. Roof Structures and Attics**

*Viewed From: Water Heater / Furnace Platforms and Walkways*

*Approximate Average Depth of Insulation: 8 Inches*

*Comments:*

**ROOF STRUCTURE AND FRAMING:**

The ridge board was cracked in two or more areas near right side, one had previous improper repair. We recommend further inspection by a specialist contractor and repair as necessary.



Some sag or unevenness in roof decking observed at front / right side of house. Probable cause from improper/inadequate framing in attic. (This is common where wood shingle roof with skip sheathing has been covered with solid decking and composition shingles.) We recommend installation of stronger purlins with bracing down to load bearing walls to arrest further movement/sagging of roof.



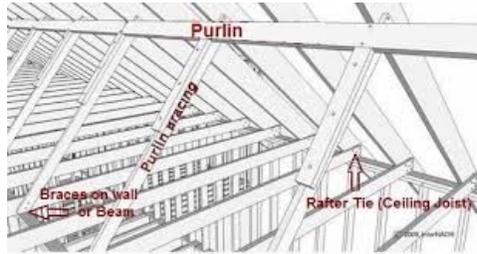
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A purlin / strut (roof support) was loose at front near attic access. We recommend repair as necessary.



**ATTIC VENTILATION / INSULATION:**

Observed gable screening damaged or missing in two areas. We recommend repair or replace to keep pests out of attic.



Attic insulation was minimal by today's standards. The insulation has been compressed and/or been disturbed in some areas and no longer provides the same R-value as when it was installed. We recommend reposition or add more insulation to increase energy efficiency.

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**ATTIC ACCESS, LADDERS & WALKWAYS:**  
*Not all areas of attic were accessible to inspection.*

**Observed attic access stairway hinges were not properly secured to attic framing. The attic access stairway had damage or gaps at joints that creates additional stress that can reduce weight bearing capacity. This may pose a hazard as stair frame may separate from ceiling framing or joint may fail. We recommend repair or replace as necessary.**



The folding attic stairs did not close properly. We recommend repair to seal gaps and prevent loss of conditioned air to attic and/or sucking attic air into house. As an upgrade, we recommend weather stripping and insulating stairway if not done already.

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**MISCELLANEOUS:**

Water stains were observed in attic at left bathroom plumbing vent and water heater vent area. See comment in Roof Covering - Flashings section.



**E. Walls (Interior and Exterior)**

*Comments:*

*Note: Our review of the walls is a visual inspection. The inside of the finished walls were not accessible(except as noted below).*

**INTERIOR:**

*Some areas may not be visible because of furnishings and/or stored items. Cabinets drawers / doors and cosmetic items are typically not included.*

Corner cracks, wrinkled sheetrock tape and separation of windows from walls were observed in areas of garage and interior. (Photos are examples only and do not represent all instances of condition.) This is typically an indication of movement in the structure. Flexible patching materials are recommended to prevent recurrence. We recommend monitor for changes and take action as necessary.

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Damage to garage wall in 3 or more areas appears to have been from contact with car. We recommend repair or replace as necessary.



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Observed water stains or damage on interior wall at sides of windows in some areas. Moisture detection equipment indicated that the area was not wet at time of inspection. This could be caused by condensation on aluminum window frames, windows left open during rain, or possible window leaks. We recommend refinish area, monitor for water penetration and repair as necessary.



**EXTERIOR:**

*The insulation, water proofing and flashings were concealed behind wall covering and were generally inaccessible, could not be fully inspected.*

Wood trim and manufactured wood siding were deteriorated in some areas. (Photos are examples only and do not represent all instances of condition.) We recommend repair or replace as necessary.



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Observed what appeared to be sagging of header (support beam) over garage door and sag in garage ceiling. This can be caused by movement in the structure and/or deteriorated or improper framing. We recommend further inspection by a specialist contractor and repair or replace as necessary.



Frieze board or eave separation was observed at one or more corners of house. This is frequently an indicator of movement in the structure. We recommend secure / seal gaps to prevent water penetration.

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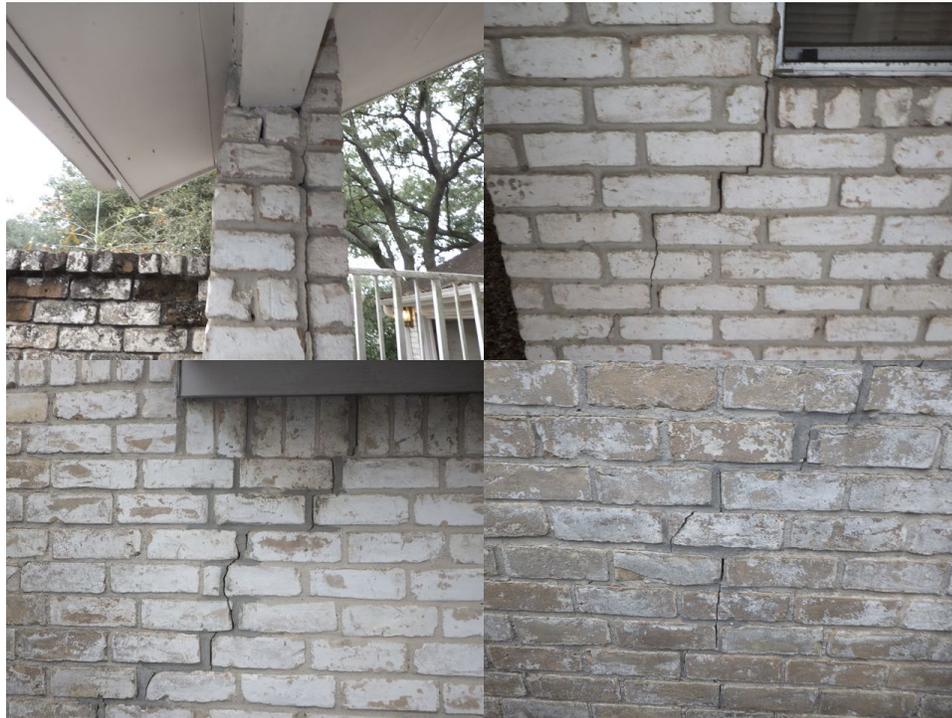
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Observed brick / mortar cracks or previous repairs in masonry veneer at one or more areas. Typically these types of cracks are a result of movement in the structure. Repair of the cracks for a better appearance would be considered optional. We recommend sealing cracks to prevent water penetration and monitor for changes that may indicate movement.



Observed caulking missing or deficient around wall penetrations in one or more areas. We recommend all wall gaps for windows / trim / plumbing / electrical etc, be caulked to prevent water penetration.

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**MISCELLANEOUS:**

*Moisture in drywall and wood may promote microorganism growth, often in concealed areas. Inspecting for the presence of mold is outside the scope of this inspection and is regulated by the Texas Department of State Health Services. If further information is required, we recommend contacting a licensed contractor.*

Evidence was observed that house and/or garage has been treated for wood destroying insects in the past. Inspector is unable to determine if insect damage is present and concealed behind wall coverings. We recommend client obtain additional information from seller regarding extent and location of previous infestation, chemical & company used, warranty if applicable, etc. This report excludes hidden / latent damage if present.

Vegetation was observed in contact with exterior walls in one or more areas. Vegetation contacting walls attracts insects and increases moisture levels. We recommend trim away from walls. Walls concealed by dense vegetation are considered inaccessible and conditions in need of repair may be discovered once the vegetation is trimmed or removed.

Wood form board(s) were observed against the foundation at front. These are left over from construction of foundation or adjacent flatwork and are considered a conducive condition for termites. We recommend remove any wood in contact with soil next to the house.

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**F. Ceilings and Floors**

*Comments:*

**CEILINGS:**

**Attic access located in garage ceiling was not fire resistant as required according to today's standards to protect an opening between garage and dwelling (Ref IRC 302.5.1). A solid core wood door / honeycomb steel door 1 3/8" thick minimum or labeled 20 minute fire rated (metal or treated with fire retardant) cover is required. We recommend install UL listed fire resistant stairs or cover as required according to today's standards.**



Ceiling cracks and wrinkled drywall taper were observed in some areas. (Photos are examples only and do not represent all instances of condition.) This may be an indication of movement in the structure. We recommend repair for cosmetic reasons and monitor for changes.

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**FLOORS:**

There were hairline cracks in the garage floor (part of house foundation / slab). These can be caused by shrinkage during construction and/or foundation movement. These can be patched or painted for cosmetic reasons only. We recommend monitor for changes.

The interior floors were sloped or uneven in some areas. The foundation may have been poured this way (no slab is completely level) or this could be the result of support system settlement. If this is a concern, we recommend further inspection by a qualified contractor for repair recommendation.

The laminate or wood flooring was loose on uneven floor in front hallway. This can be caused by foundation movement / crack. We recommend repair or replace as necessary.



Carpet was missing in a master bathroom closet and water staining was observed. We recommend repair moisture source and replace flooring.

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**MISCELLANEOUS:**

*Moisture in drywall and wood may promote microorganism growth, often in concealed areas. Inspecting for the presence of mold is outside the scope of this inspection and is regulated by the Texas Department of State Health Services. If further information is required, we recommend contacting a licensed contractor.*

**G. Doors (Interior and Exterior)**

*Comments:*

Multiple interior and exterior doors were not square in jamb, would not latch or rubbed frame. The living room rear exterior door would not lock and laundry room exterior door would not open. The laundry room interior door would not close. We recommend repair / adjustment to restore door(s) to a serviceable condition. This appears to be an indication of foundation movement or improper installation.



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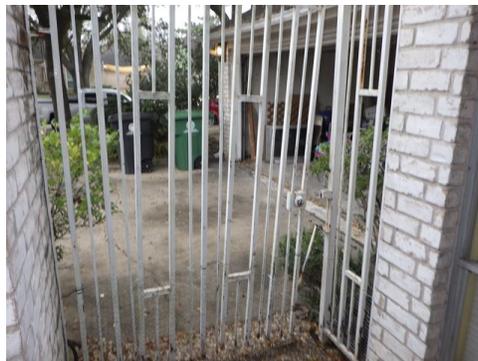
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The door from house to garage was not square, had a gap at top, meaning it was not a fire resistant assembly as required to protect an opening between garage and dwelling (Ref: IRC R302.5.1). A solid core wood or honeycomb steel door 1 3/8" thick minimum or UL listed 20 minute fire rated door with self closer is required. We recommend install fire resistant door with self closer as required according to today's standards.



The front porch security gate was deteriorated and sagging. This is a potential hazard if it falls. We recommend remove or replace.



The garage side door was blocked by stored items at the time of this inspection and its operation was not tested. We recommend it be tested and its proper operation verified.

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The master bedroom sliding glass door was difficult to open. Lubrication of the rollers, cleaning the dirt and debris from the tracks should help this condition, however, it may be necessary to replace the rollers on the bottom of the door.

**H. Windows**

*Comments:*

*Note: Window coverings / blinds etc, were not checked / inspected. Windows blocked by personal items were not inspected.*

Broken or cracked glass was observed in one or more windows. We recommend all broken and/or cracked glass be replaced.



Observed windows in kitchen and breakfast area would not open. We recommend repair or replace as necessary.

**I. Stairways (Interior and Exterior)**

*Comments:*

I=Inspected

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**J. Fireplaces and Chimneys**

*Comments:*

*The interior of the chimney flue was only examined from the fireplace which allowed only limited access and visibility. With access and an opportunity for examination, reportable conditions may be discovered.*

Observed loose or deteriorated bricks on chimney. (Photos are examples only and do not represent all instances of condition.) We recommend further inspection by a specialist contractor and repair as necessary.



Observed hearth fire bricks are not secured in place / fire brick mortar weak/loose between bricks. Recommend chimney professional verify integrity of interior of chimney before burning any wood in fireplace.



**K. Porches, Balconies, Decks, and Carports**

*Comments:*

Observed front and right exterior patio/walkway improperly slopes towards house. This condition tends to encourage water penetration during heavy rains. We recommend monitor for water penetration and repair as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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There are one or more trip hazards throughout the walkways / patio / driveway. A trip hazard is defined as an irregularity in a walking surface exceeding one inch in height. We recommend they be patched or repaired to provide an even walking surface.



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**L. Other**

*Comments:*

**Note:** Other structural systems were not checked / inspected. Incidental conditions observed during inspection are noted below.

Observed significant settlement and/or deterioration has caused trip hazards in the driveway. We recommend repair or replace as necessary for a smooth walking surface.

I=Inspected

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

- Service Wiring: Underground service lateral
- Main Electric Service Panel: Bedroom Closet
- Feeder Wire Material: Aluminum
- Approximate Service Capacity: 150 Amps

*Approximate service capacity was based on main breaker / panel rating. No service voltage or amperage testing was performed. It was not determined if breaker labels are accurate (including AFCI coverage).*

The electric service panel was near or past its expected service life (30-40 years). *Mechanical components (circuit breakers) can become unreliable over time and panel may not contain safety devices required according to today's standards. We recommend further inspection by a licensed electrician to verify proper operation. As an upgrade, we recommend consider replacing panel.*

Observed electrical sub panel located in bedroom closet. This is not an approved location according to today's standards due to potential fire hazard. This may have been allowed at the time of construction, but for enhanced safety, we recommend alteration if possible.

**Multiple wires were installed on individual lugs devices in the electric disconnect device for air conditioner condensing unit. This is not permitted because it can create loose connections and overheating. This is intended as a dedicated circuit, should not be altered. We recommend further inspection by a licensed electrician and repair or replace as necessary.**

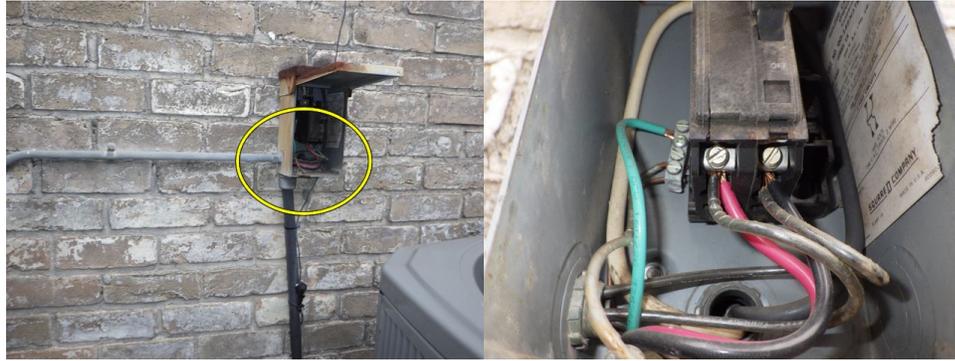
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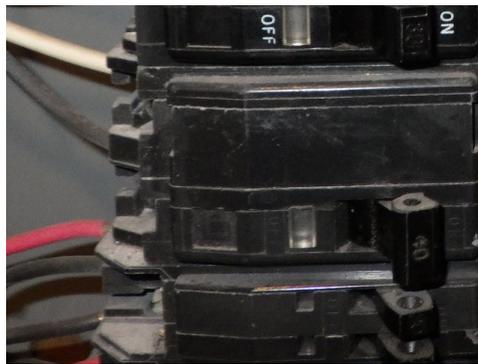
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We found overfusing in the main electrical service panel, meaning the conductor was inadequate size to safely carry current allowed by the circuit breaker. This is a potential fire hazard. We recommend the circuit be equipped with a properly rated conductors and/or circuit breaker.



The circuitry in the electric service panel was not properly labeled. We recommend that every circuit be identified and labeled, allowing individuals unfamiliar with the system to recognize the locations of each circuit.



Multiple wires were improperly installed on individual neutral lugs on electric service panel bus bar. This is not permitted because a positive connection for each of the wires

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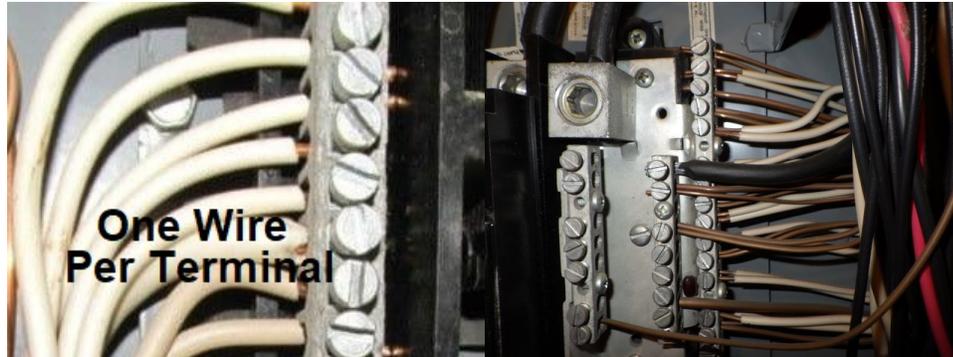
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can not be assured. Loose connections can cause overheating, a possible fire hazard. We recommend repair by a licensed electrician.



One or more screws were observed to be missing from electrical panel dead front(s). We recommend replace with the correct blunt ended screws. (Sharp / pointed ends can penetrate live electrical wiring behind dead front and cause shock.)

Observed improper wire colors in electric service panel. This can be hazardous for service personnel. Positive / hot conductors (to breakers) should only be black or red, Neutral are white, grounding are green or bare. We recommend use caution when working in panel and mark wires inside panel when possible.



There was no anti-oxidant compound (grease) visible on an aluminum connection as required by TREC and many manufacturers. Antioxidant is applied to aluminum connections according to manufacturer's recommendations to prevent oxidation, electrical resistance and heat. We recommend apply antioxidant as necessary.

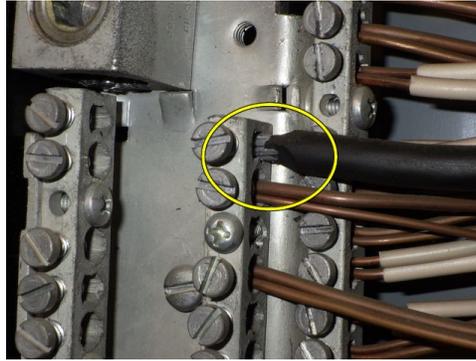
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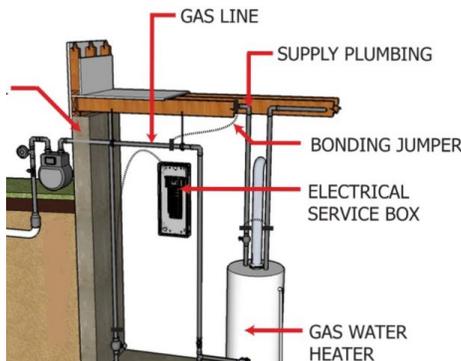
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Multiple conductor cables were loose where entering the electric service panel. We recommend the cable be secured by installing an approved connector as required according to today's standards.



The hot & cold metallic water piping did not appear to be properly bonded to gas piping and the house grounded service at main panel as required according to today's standards. This may not have been required at time of construction, but to minimize shock hazard in case of ground fault, we recommend install bonding connections. (Ref: IRC E3509.7)



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Did not observe 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 (Ref: IRC E3902.11). 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. This was not required at the time of construction, but for enhanced safety, we recommend upgrading.



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper Non-Metallic Sheathed Cables

*Comments:*

**BRANCH WIRING:**

There was an uncovered junction box at kitchen cooktop. We recommend attach conduit to approved cover as required according to today's standards to protect the wiring from accidental contact and physical damage.



**Exposed and improper wiring was observed in garage. This is a potential shock and fire hazard. We recommend further inspection by a licensed electrician and repair or replace as necessary.**

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**Observed extension cord wiring in attic used improperly as permanent wiring in one or more areas. This is a possible fire hazard. We recommend further inspection by a licensed electrician and repair or replace as necessary.**



**FIXTURES / OUTLETS / SWITCHES:**

*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. Landscape lighting, wiring and timers were not checked / inspected. Some exterior lights with photo cell sensor, motion sensor or timer controls. These fixtures were not checked / inspected.*

**GFCI protection was not observed at any 120 volt receptacles in wet/hazardous locations as required according to today's standards for shock prevention. Required locations include: all bathrooms, all kitchen counter top outlets, all exterior outlets, in garage, laundry room, etc. This may not have been required when constructed, but is a recognized safety hazard and in need of repair.**

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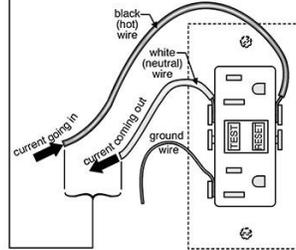
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**Ground fault interrupter**

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



**Observed open incandescent type light fixtures in closet which is considered a potential fire hazard by today's standards. We recommend replace bulb (LED or CFL) or fixture with approved type.**



One or more ceiling fans were noisy or out of balance (wobbly). We recommend repair or replace.



What appeared to be a light fixture in the hallway was not working. This is likely a burned out / missing bulb, but could be a broken fixture. We recommend repair or replace as necessary.

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**SMOKE AND CARBON MONOXIDE ALARMS / DETECTORS:**

We do not check the function of smoke or carbon monoxide alarms that appear to be part of a security system. We recommend further inspection by a monitoring service provider or specialist contractor and repair or replace as necessary.



**A carbon monoxide (CO) alarm was missing. We recommend the installation of a Carbon Monoxide alarm in home with fuel burning appliances as required by state law.**

**Smoke alarms were missing in bedrooms. We recommend alarms be installed in each bedroom and in area nearby outside bedrooms and at least one per level as required according to state law.**

*Note: Smoke / carbon monoxide alarms that are connected to alarm systems or automation are not operated or tested. We recommend further inspection / testing to verify operation. We do not check the function of the smoke or carbon monoxide alarms, except to push test button. Only alarms accessible (within reach without ladder) were tested. Alarms are not tested with actual smoke or carbon monoxide. Alarm over 10 years old and as little as 7 years old may begin to lose effectiveness and should be replaced. The installation of smoke alarms is required inside all bedrooms and outside within the proximity of the doors to those rooms with at least one alarm per level. The installation*

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*of carbon monoxide (CO) alarm is required in homes with fuel-fired appliance(s). We do recommend testing all smoke alarm(s) upon occupying the home for the first time. All batteries in the smoke alarm(s) that are battery powered and/or battery back up should also be changed when first occupying the home. We recommend the batteries be replaced two times a year, as well as testing the function of all smoke alarm(s) as recommended by the manufacturer. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. For more information, go to <http://www.cpsc.gov/PageFiles/119009/559.pdf> and <http://www.cpsc.gov/en/Safety-Education/Safety-Guides/Home/Carbon-Monoxide/>*

**OTHER ELECTRICAL ITEMS:**

*The intercom / automation / data / audio / video / telephone / alarm system wiring and components are outside the scope of this inspection and were not operated, checked or inspected.*

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

**A. Heating Equipment**

*Type of Systems:* Forced Air Furnace

*Energy Sources:* Gas / Electric

*Comments:*

The furnace appeared to be properly installed except as noted below and operating normally. No service record was found at the furnace. To maximize service life we recommend the furnace be serviced and an annual service log started.

*Note: The heat exchanger, also referred to as the combustion chamber, is the area in the heater where combustion takes place. The nature and configuration of most furnaces is that the openings of the heat exchanger prevent visual access to most of its surface. Thus, any observations available to the building inspector will be limited and we can make no guarantee that the heat exchanger(s) is crack free. No carbon monoxide testing was performed. A cracked heat exchanger is considered unsafe. the local utility or heating contractor can perform a more detailed and definitive evaluation of the heat exchanger.*

- Heating Unit:
- Approximate Year Manufactured: 2005
- Approximate BTU Input: 100,000

**ENERGY SOURCE / HOUSE HEATER EXHAUST VENT(S):**

The furnace gas piping did not include a sediment trap (drip leg) extension to collect condensation and debris as required according to today's standards. For enhanced safety and proper operation, we recommend alteration as required according to today's standards (Ref: IRC G2419.4) and manufacturer's recommendations.

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**THERMOSTAT(S):**

Thermostat wiring was missing clamp / bushing that secures wires to heater case. Loose wires can cause unit malfunction and/or damage. This also allows improper air infiltration. We recommend secure wires and seal hole.



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**B. Cooling Equipment**

*Type of Systems:* Compressed Gas / Central Forced Air

*Comments:*

Observed air conditioner unit was cooling, but not as much as typical. Desired temperature differential (difference between input and output temperature) is 16 to 20 degrees. This can be caused by a number of factors. We recommend further inspection by a licensed HVAC technician and service as necessary.

Cool outside ambient temperature prevented operation of A/C under typical Texas summer conditions. Client is advised unit was operated under light heat load conditions. IE: A unit that appears to cool well on a cool day may not perform adequately during a hot summer. If this is a concern, we recommend further inspection by a licensed HVAC technician.

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*The evaporator coil is the part of the air conditioner system in the attic where expanding refrigerant cools the coils and then the air fan blows across it. Typically the evaporator coil is enclosed in a case and is not accessible during a home inspection. The condensing unit case is not disassembled or opened, refrigerant charge is not checked or tested for leaks. The air filter should be changed regularly to allow proper airflow and keep the evaporator coil debris - free. Evaporator Coils and Condensing Unit Coils (outside) need to be regularly serviced and cleaned for proper air flow, maximum efficiency and cooling. Air conditioner temperature differentials are determined by testing at return air and (lowest temperature) supply with an infrared thermometer. This can be less accurate testing than can be done by a licensed HVAC technician with specialized equipment and methods, many factors including multi stage condensing units, fresh air intake operation and filter condition can affect this test.*

- Condensing Unit:
  - Approximate Year Manufactured: 2017
  - Approximate Capacity: Approximately 4-5 tons
- Evaporator Coil:
  - Approximate Year Manufactured: 2016
  - Approximate Capacity: Approximately 4-5 tons
  - Temperature Differential (Input - Output Temperature)  
 $72 - 57 = 15$

Observed corrosion or water stains below the air conditioner evaporator coil in the emergency drain pan. This is an indication of past or current leakage of condensation from evaporator coil or drain line. We recommend further inspection by a licensed HVAC technician and repair if/as necessary.



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C. Duct Systems, Chases, and Vents

*Comments:*

*Air distribution was checked with infrared thermometer in cooling or heating mode depending on weather conditions. Some ducts were concealed in walls/ceilings/floors and inaccessible. The interior of ducts are inaccessible to inspector, collect debris / dust over time and need periodic maintenance. Air flow metering at supply is outside the scope of this inspection.*

Ductwork appeared to be older (possibly original) rigid steel ducts and were late in service life. Sometimes this type had asbestos tape on joints (joints were not visible). Ducts appeared to be wrapped with fiberglass insulation that was deteriorated in some areas. We recommend clean ducts and seal ducts. For a performance upgrade, consider replacing with modern flex duct.



Observed dirt/debris etc inside return air chase. We recommend remove/clean debris from return. To minimize air/dust infiltration, seal drywall joints as required according to today's standards.



Observed 120 volt electrical wiring located in return air chase. According to today's standards (code) 120 volt wiring should not be located in, or pass through chases. In the event of an electrical fault / fire, this could promote spread of fire into attic. This may have been allowed at the time of construction, but for enhanced safety, we recommend alteration if possible.

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#### IV. PLUMBING SYSTEMS

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

*Location of water meter: At Street*

*Location of main water supply valve: Right Side of House*

*Static water pressure reading: Approx. 50 PSI tested at hose bib*

*Comments:*

*The water and gas supply piping were inspected in a visual manner only according to TREC standards of practice. The majority of water and gas supply piping was inaccessible (inside attic / walls / foundation) and not inspected. The gas lines were not pressure tested (that can only be done by a licensed plumber). Tub overflow drains are not tested when there is no access due to possibility of causing damage to finished surfaces. Shutoff valves for water supply to sinks and toilets are not tested due to possibility of leaks leading to damage (these have limited service life and can break or leak when turning valve). Bidet toilet seats are excluded and not inspected. If additional information about the water and gas supply system is desired, we recommend consulting a licensed plumber. Shower pan leak testing is excluded, outside the scope of inspection.*

##### WATER SUPPLY PLUMBING:

Supply Pipe Material: Galvanized / Copper / PEX (Cross-Linked Polyethylene) / CPVC

*Galvanized steel water supply and/or drain pipes were present in one or more areas. Older galvanized pipes can build up with corrosion on the inside, making the inside diameter of the pipe smaller and restricting flow. These pipes also corrode over time, which can lead to leaks. Many areas of the piping were not visible and not checked / inspected. If this is a concern, we recommend further inspection by a licensed plumber.*

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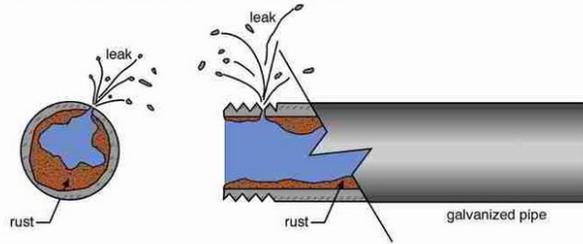
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**Galvanized steel pipe**

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



The water was very discolored at master bathroom shower. This is most likely iron from the mineral buildup inside of the older galvanized lines at fixtures not used on a regular basis. Often times allowing the water to run for a few moments helps it to run clearer.



Insulation was missing from some attic water supply pipe. We recommend insulate where exposed to prevent freeze damage as required according to today's standards (Ref: IRC P2603.5).



**GAS SUPPLY PLUMBING:**  
Supply Pipe Material: Iron

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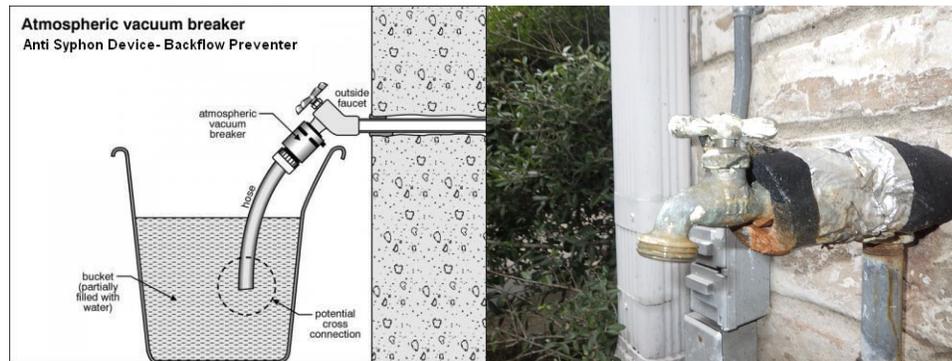
**A currently unused gas line was observed at the laundry room that lacked a cap. We recommend that an approved cap be installed if the gas line will not be used.**



**FAUCETS & FIXTURES:**

*One or more older fixtures were observed in the bathroom. They were difficult to operate and future leaking may occur. Replacement with new fixtures should be anticipated.*

Hose bibs were missing backflow preventer devices as required according to today's standards (IRC P2902.3). This is a possible hazard. We recommend install approved backflow prevention devices at all exterior hose bibs.



We observed leakage at three or more bathroom faucet handles / valve stems while faucet is turned on. The hall bathroom sink had significant leakage into cabinet below sink. We recommend further inspection by a licensed plumber and repair or replace as necessary.

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The cultured marble bathroom sink in one or more areas has surface deterioration / cracking. No leaking was visible. This is primarily a cosmetic concern that can be refinished for a better appearance.



The hall bathroom shower corners had gaps in one or more areas. These can be re-grouted, but this condition is likely to return due to structural movement. We recommend a flexible sealant at this location.

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The master bathroom shower diverter faucet handle spun freely, failed to divert water from lower spout to shower head. There was no hot water flow to faucets. We recommend further inspection by a licensed plumber and repair or replace as necessary.



Observed low water pressure at half bathroom sink faucets. We recommend further inspection by a licensed plumber and repair or replace as necessary.



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**B. Drains, Wastes, and Vents**

*Comments:*

*The main sewer cleanout was not located. Drain / vent material was ABS and PVC (Plastic).*

The exposed and accessible drain, waste and vent lines were in serviceable condition, however, most of the drain lines were inaccessible because they were installed under the concrete slab. *Laundry room washing machine drain was not checked.*

Based on the age / trees / foundation movement, etc, there is a greater chance of damage to concealed underground drain lines. Inspection of pipes that are buried or not accessible visually is beyond the scope of this inspection and major expense could be involved if damage is discovered. We recommend additional inspection (camera / hydrostatic etc) of underground sewer pipes by a licensed plumber.

**C. Water Heating Equipment**

*Energy Sources:* Natural Gas

*Capacity:* 40 gallons

*Comments:*

*Approximate Year Manufactured:* 2008

The water heater case was corroded at top and bottom. Typically this means tank is at end of service life, may have minor internal leaks. The water heater was later in its expected service life (12-15 years with service). We recommend further inspection by a licensed plumber, service Temperature & Pressure Relief Valve as required according to manufacturer and flush sediment from tank.



**The water heater temperature was set too high. Excessive temperature is a scalding hazard for children, and uses additional energy. The CPSC recommends the temperature setting be maximum 120 degrees for safer operation.**

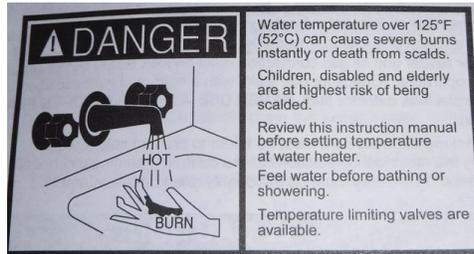
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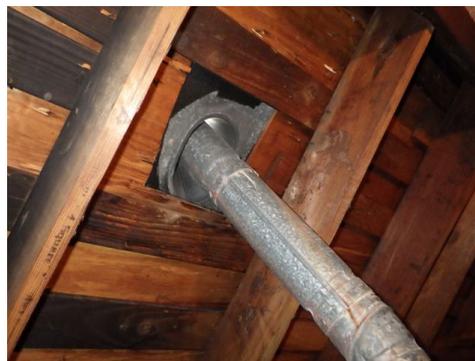
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Some of the water heater water connections were corroded and leakage may become apparent over time. These connections should be monitored for leakage and repaired or replaced as necessary.



Observed water heater vent pipe(s) not properly secured (strapped) to roof rafters in attic. Strapping gas appliance vents is required to resist wind storm damage / disconnection of vent when wind pushes on vent and cap above roof line. We recommend repair as necessary.



Improper water pipe alterations have caused drain valve to extend over edge of drain pan. If it leaks, water will not be contained. We recommend repair as required according to today's standards.

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The water heater Temperature & Pressure relief valve drain line was not an approved material. Flex connectors reduce pipe diameter and can improperly restrict flow. We recommend replace drain line with material approved according to today's standards.



The water heater gas piping did not include a drip leg (sediment trap) extension to collect contaminants (sediment, debris etc) as required according to today's standards. For enhanced safety and proper operation, we recommend alteration as required according to todays standards (Ref: IRC G2419.4) and manufacturer's recommendations.



The drain line for water heater drain pan had improper connection. This may promote

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leakage into ceiling if water heater has a leak. We recommend repair or replace as necessary.



**TEMPERATURE & PRESSURE RELIEF VALVE(S):**

The water heater was equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. The drain line was correctly configured and in serviceable condition. We do not attempt to operate water heater Temperature & Pressure relief valves because valve operation often times results in leakage. Manufacturer's recommend testing yearly. If the valve fails to reset and leaks, replacement is necessary. Manufacturer's recommend the valve be serviced (disassembled and inspected) or replaced every three years. If there is no record of this, we recommend it be serviced.

**T&P Relief Valve Reinspection**

Temperature and pressure relief valves should be reinspected at least once every three years by a licensed plumbing contractor or authorized inspection agency to ensure that the product has not been affected by corrosive water condition and to ensure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the

valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. An unauthorized person must not attempt to conduct this inspection.



Mineral build-up can render T&P Valve inoperative.



Contact a plumbing contractor for a reinspection to assure continuing safety. Failure to reinspect as directed could result in unsafe temperature or pressure build-up that can result in serious injury or death and/or severe property damage.

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**D. Hydro-Massage Therapy Equipment**

Comments:

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**E. Other**

Comments:

**V. APPLIANCES**

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NI=Not Inspected

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**A. Dishwashers**

*Comments:*

The dishwasher appeared to be in serviceable condition and responded to its basic controls. *No attempt was made to test all functions of the dishwasher or run through a full cycle.*

**B. Food Waste Disposers**

*Comments:*

The metal flex conduit was not secured where it enters the bottom of the disposal, wire connections can come loose. This also will likely indicate unit is not grounded, a possible shock hazard. We recommend repair as necessary.

*Present standards require built-in appliances to have cords with accessible plugs. This may have been allowed at the time of construction, but for enhanced safety, we recommend installation of a grounded cord with a dedicated outlet be installed according to today's standards.*



The disposal was jammed. We recommend repair or replace as necessary.

**C. Range Hood and Exhaust Systems**

*Comments:*

A cooktop hood light bulb was missing. We recommend repair or replace as necessary. did not operate.

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

*Comments:*

**COOKTOP:**

The cooktop glass surface was damaged. The power supply was off at time of inspection and unit not functional according to seller. We recommend repair or replace as necessary.



**OVEN:**

This appliance appeared to be older, likely past it's expected service life.

The top oven was not operating at the time of inspection according to seller. We recommend further inspection by a licensed contractor and repair or replace as necessary.

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

The resistance heater in the master bathroom made a burning smell when running. This may be caused by lack of use (dusty heating element) or damaged unit. We recommend further inspection by a specialist contractor and repair or replace as necessary.



The bathroom exhaust fan ducts were not vented to the exterior as required according to today's standards. Ducts appeared to terminate improperly in attic. This increases moisture levels in attic and can create condensation and damage wood during cold weather. We recommend the exhaust fan be routed to the exterior in accordance with present standards.

**G. Garage Door Operators**

*Comments:*

*Note: Remote control hand held units were not checked.*

**The automatic garage door opener did not reverse properly when tested according to most manufacturer's recommendations with a 2x4 board laid flat on the floor. We recommend adjustment, repair or replacement to restore proper function and safety.**

**SAFETY REVERSE TEST**  
Repeat every month or after any repair or adjustment of the garage door opener and/or garage door is made.

- With the door fully open, place a 1-1/2" (3.8 cm) object (or a 2x4 laid flat) on the floor, centered under the garage door. The door **MUST REVERSE ON CONTACT WITH THE OBSTRUCTION.**
- If the door stops and does not reverse on the obstruction, **INCREASE THE DOWN TRAVEL**, see the Adjustment Section of your owner's manual. **REPEAT TEST.**



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**H. Dryer Exhaust Systems**

*Comments:*

Clogged dryer ducts can be a fire hazard and, we recommend cleaning duct after moving in, and regularly as used. The dryer vent back draft damper was missing. We recommend replace to prevent water penetration and air infiltration.



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**I. Other**

*Comments:*

The clothes washer and dryer were not checked / inspected and are not included as a part of the inspection and report.

The refrigerators and/or ice makers and related equipment were not inspected and are not included as a part of the inspection and report.

The built-in vacuum system and related equipment were not inspected. No representations or warranties are made as to the existing or possible future condition of the vacuum.

## Summary

The Summary of Findings is a limited listing of reportable conditions discovered during our inspection that, we believe are the most significant. Reportable conditions are selected for the Summary because they may be a threat to health and safety, or because, if not attended to now, they could become much more significant very quickly, or because they could effect the habitability or enjoyment of the property. The decision(s) surrounding who is responsible for correction of the items and who will pay for these items is a matter best addressed by you and your agent and/or legal representative.

**IMPORTANT: The Summary of Findings does not contain every reportable condition observed during the inspection and it is not a substitute for the written report. We recommend you read the Summary of Findings after reading the full written report. Together, these documents will provide you with a more complete picture and a better understanding of the condition of this property.**

NOTE: It is the policy of our company to not re-inspect Summary items. We recommend that Summary items be taken care of by qualified and licensed individuals familiar with this type of work. These individuals by virtue of their licensing and expertise can warrant the repairs and/or upgrades that have been completed in a "workmanlike" manner and can also provide written guarantees.

## Health & Safety Comments

### Roof Structures and Attics

1. Observed attic access stairway hinges were not properly secured to attic framing. The attic access stairway had damage or gaps at joints that creates additional stress that can reduce weight bearing capacity. This may pose a hazard as stair frame may separate from ceiling framing or joint may fail. We recommend repair or replace as necessary.

### Ceilings and Floors

2. Attic access located in garage ceiling was not fire resistant as as required according to today's standards to protect an opening between garage and dwelling (Ref IRC 302.5.1). A solid core wood door / honeycomb steel door 1 3/8" thick minimum or labeled 20 minute fire rated (metal or treated with fire retardant) cover is required. We recommend install UL listed fire resistant stairs or cover as required according to today's standards.

### Doors (Interior and Exterior)

3. The door from house to garage was not square, had a gap at top, meaning it was not a fire resistant assembly as required to protect an opening between garage and dwelling (Ref: IRC R302.5.1). A solid core wood or honeycomb steel door 1 3/8" thick minimum or UL listed 20 minute fire rated door with self closer is required. We recommend install fire resistant door with self closer as required according to today's standards.

4. **The front porch security gate was deteriorated and sagging. This is a potential hazard if it falls. We recommend remove or replace.**

### **Service Entrance and Panels**

5. **Multiple wires were installed on individual lugs devices in the electric disconnect device for air conditioner condensing unit. This is is not permitted because it can create loose connections and overheating. This is intended as a dedicated circuit, should not be altered. We recommend further inspection by a licensed electrician and repair or replace as necessary.**

### **Branch Circuits, Connected Devices, and Fixtures**

6. **Exposed and improper wiring was observed in garage. This is a potential shock and fire hazard. We recommend further inspection by a licensed electrician and repair or replace as necessary.**

7. **Observed extension cord wiring in attic used improperly as permanent wiring in one or more areas. This is a possible fire hazard. We recommend further inspection by a licensed electrician and repair or replace as necessary.**

8. **GFCI protection was not observed at any 120 volt receptacles in wet/hazardous locations as required according to today's standards for shock prevention. Required locations include: all bathrooms, all kitchen counter top outlets, all exterior outlets, in garage, laundry room, etc. This may not have been required when constructed, but is a recognized safety hazard and in need of repair.**

9. **Observed open incandescent type light fixtures in closet which is considered a potential fire hazard by today's standards. We recommend replace bulb (LED or CFL) or fixture with approved type.**

10. **A carbon monoxide (CO) alarm was missing. We recommend the installation of a Carbon Monoxide alarm in home with fuel burning appliances as required by state law.**

11. **Smoke alarms were missing in bedrooms. We recommend alarms be installed in each bedroom and in area nearby outside bedrooms and at least one per level as required according to state law.**

### **Plumbing Supply, Distribution Systems and Fixtures**

12. **A currently unused gas line was observed at the laundry room that lacked a cap. We recommend that an approved cap be installed if the gas line will not be used.**

## Water Heating Equipment

13. **The water heater temperature was set too high. Excessive temperature is a scalding hazard for children, and uses additional energy. The CPSC recommends the temperature setting be maximum 120 degrees for safer operation.**

## Garage Door Operators

14. **The automatic garage door opener did not reverse properly when tested according to most manufacturer's recommendations with a 2x4 board laid flat on the floor. We recommend adjustment, repair or replacement to restore proper function and safety.**

## Repair Comments

### Foundations

15. The foundation appeared to be supporting structure, however signs of differential settlement / movement of foundation were observed. Movement indicators include but are not limited to: cracks in brick veneer, cracks in foundation, cracks in sheetrock, doors that are not square in jamb, floors not level. We recommend monitor for changes, address related symptoms and correct items noted in Grading and Drainage section below to minimize future movement. For additional information, we recommend further investigation by a qualified foundation repair contractor for repair recommendation.

### Grading and Drainage

16. The concrete walkway and soil level was too high in some areas (above top of foundation). Common industry practice requires a clearance of at least 4 inches between grade level and bottom of masonry veneer. High soil level promotes water penetration / wood rot and is considered a conducive condition to termite activity. We recommend repair as necessary.

17. Soil grading had depressions or inadequate / negative slope in some areas and did not appear to properly direct runoff water away from foundation as required according to today's standards (6" drop in 10' Ref: IRC 401.3). This may promote water penetration, adversely affect the foundation and cause differential settlement. We recommend repair as necessary.

### Roof Covering Materials

18. Roof appeared to be late in service life. Observed exposed fasteners, cracked ridges and excessive granular loss of shingles. We recommend preventive maintenance, repair or seal any cracks and exposed fasteners to prevent water penetration.

19. Damaged (broken, torn etc.) shingles were observed caused by contact with trees. We recommend further inspection by a specialist contractor and repair or replace as necessary to prevent water penetration.

## **Roof Structures and Attics**

20. The ridge board was cracked in two or more areas near right side, one had previous improper repair. We recommend further inspection by a specialist contractor and repair as necessary.

## **Walls (Interior and Exterior)**

21. Wood trim and manufactured wood siding were deteriorated in some areas. (Photos are examples only and do not represent all instances of condition.) We recommend repair or replace as necessary.

22. Observed what appeared to be sagging of header (support beam) over garage door and sag in garage ceiling. This can be caused by movement in the structure and/or deteriorated or improper framing. We recommend further inspection by a specialist contractor and repair or replace as necessary.

## **Doors (Interior and Exterior)**

23. Multiple interior and exterior doors were not square in jamb, would not latch or rubbed frame. The living room rear exterior door would not lock and laundry room exterior door would not open. The laundry room interior door would not close. We recommend repair / adjustment to restore door(s) to a serviceable condition. This appears to be an indication of foundation movement or improper installation.

## **Fireplaces and Chimneys**

24. Observed hearth fire bricks are not secured in place / fire brick mortar weak/loose between bricks. Recommend chimney professional verify integrity of interior of chimney before burning any wood in fireplace.

## **Service Entrance and Panels**

25. We found overfusing in the main electrical service panel, meaning the conductor was inadequate size to safely carry current allowed by the circuit breaker. This is a potential fire hazard. We recommend the circuit be equipped with a properly rated conductors and/or circuit breaker.

26. The circuitry in the electric service panel was not properly labeled. We recommend that every circuit be identified and labeled, allowing individuals unfamiliar with the system to recognize the locations of each circuit.

## **Branch Circuits, Connected Devices, and Fixtures**

27. There was an uncovered junction box at kitchen cooktop. We recommend attach conduit to approved cover as required according to today's standards to protect the wiring from accidental contact and physical damage.

## Cooling Equipment

28. Observed air conditioner unit was cooling, but not as much as typical. Desired temperature differential (difference between input and output temperature) is 16 to 20 degrees. This can be caused by a number of factors. We recommend further inspection by a licensed HVAC technician and service as necessary.

29. Observed corrosion or water stains below the air conditioner evaporator coil in the emergency drain pan. This is an indication of past or current leakage of condensation from evaporator coil or drain line. We recommend further inspection by a licensed HVAC technician and repair if/as necessary.

## Plumbing Supply, Distribution Systems and Fixtures

30. Hose bibs were missing backflow preventer devices as required according to today's standards (IRC P2902.3). This is a possible hazard. We recommend install approved backflow prevention devices at all exterior hose bibs.

31. We observed leakage at three or more bathroom faucet handles / valve stems while faucet is turned on. The hall bathroom sink had significant leakge into cabinet below sink. We recommend further inspection by a licensed plumber and repair or replace as necessary.

32. The master bathroom shower diverter faucet handle spun freely, failed to divert water from lower spout to shower head. There was no hot water flow to faucets. We recommend further inspection by a licensed plumber and repair or replace as necessary.

33. Observed low water pressure at half bathroom sink faucets. We recommend further inspection by a licensed plumber and repair or replace as necessary.

## Drains, Wastes, and Vents

34. Based on the age / trees / foundation movement, etc, there is a greater chance of damage to concealed underground drain lines. Inspection of pipes that are buried or not accessible visually is beyond the scope of this inspection and major expense could be involved if damage is discovered. We recommend additional inspection (camera / hydrostatic etc) of underground sewer pipes by a licensed plumber.

## Water Heating Equipment

35. The water heater Temperature & Pressure relief valve drain line was not an approved material. Flex connectors reduce pipe diameter and can improperly restrict flow. We recommend replace drain line with material approved according to today's standards.

## **Food Waste Disposers**

36. The metal flex conduit was not secured where it enters the bottom of the disposal, wire connections can come loose. This also will likely indicate unit is not grounded, a possible shock hazard. We recommend repair as necessary.

37. The disposal was jammed. We recommend repair or replace as necessary.

## **Ranges, Cooktops, and Ovens**

38. The cooktop glass surface was damaged. The power supply was off at time of inspection and unit not functional according to seller. We recommend repair or replace as necessary.

39. The top oven was not operating at the time of inspection according to seller. We recommend further inspection by a licensed contractor and repair or replace as necessary.

## **Mechanical Exhaust Vents and Bathroom Heaters**

40. The resistance heater in the master bathroom made a burning smell when running. This may be caused by lack of use (dusty heating element) or damaged unit. We recommend further inspection by a specialist contractor and repair or replace as necessary.

## **Solid Home Inspections Real Estate Inspection Service Agreement**

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT PLEASE READ CAREFULLY

1. **SCOPE / STANDARDS OF THE INSPECTION:** The inspector will perform a general, visual inspection of the structure at the address listed below and provide Client(s) with a written opinion as to the apparent condition of the components and systems at the time of the inspection. The inspection will be performed in a manner consistent with the “Standard of Practice” and “Code of Ethics” of “TREC” Texas Real Estate Commission and prepare a written report of the apparent condition of the readily accessible systems and components of the Property unless otherwise indicated existing at the time of the inspection. A copy of these Standards is available at [http://www.trec.state.tx.us/inspector/rules\\_governing\\_inspectors.asp](http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp) Only systems and components that can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector will be inspected. Latent and concealed defects and deficiencies are excluded from the inspection, and Inspector is not liable for latent and concealed defects and deficiencies. Any area which is not exposed to view, concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or other things, or areas/items which have been excluded by “TREC” Texas Real Estate Commission standards and/or by the agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. In the event that the property is a part of a condominium unit, inspection will not include any common areas covered by a joint use agreement or considered common areas.

2. **CLIENT'S DUTY:** Client agrees to read the entire report when it is received and promptly call the Inspector with any question or concern regarding the inspection or written report. The written report shall be the final exclusive findings of the Inspector. In the event client becomes aware of a reportable condition which was not reported by the Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) before making any repair, alteration, or replacement. Client acknowledges and agrees that the Inspector is a generalist and that further investigation of a reported condition by an appropriate certified licensed specialist may provide additional information that may affect a Client(s) decision to purchase the home. Client should seek further evaluation from licensed professionals regarding the deficiencies identified in the written report.

3. **CHANGE IN CONDITION(S):** The parties agree and understand that conditions of systems and components may change between the inspection date and the time of closing. It is the Client's responsibility to further investigate before closing and the Inspector is not liable for any changes and conditions.

4. **NOT A WARRANTY:** The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. Client(s) understand that the inspection and inspection report does not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PRESENT OR FUTURE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM, THE PRESENCE OR ABSENCE OF LATENT OR HIDDEN DEFECTS THAT ARE NOT REASONABLY ASCERTAIN IN A COMPETENTLY PERFORMED HOME INSPECTION, OR THE REMAINING USEFUL LIFE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY.**

5. **NOT AN APPRAISAL:** The Inspection will not include an appraisal of the value or a survey of building and/or property lines. This inspection or the inspection report may not be construed as an appraisal or survey and may not be used as such for any purpose.

6. **NOT A COMPLIANCE INSPECTION:** This inspection or inspection report is NOT a compliance inspection or certification for past or present governmental zoning, codes or regulations or homeowner's association covenants.

7. **INSURABILITY:** The inspection or inspection report does not determine whether the property is insurable. Windstorm Certificates or compliance are not checked.

8. **THIRD PARTIES AND SUBROGATION:** The inspection and written report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against the Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, or claims alleging in whole or part any negligent act or omission of the Inspector, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees, arising from such a claim.

9. **LIMITATION OF LEGAL ACTION:** The parties agree that any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever banned.

10. **LIABILITY:** The parties agree that Solid Home Inspections and its employees and its agents assume no liability or responsibility for cost of repairing or replacing any defects specified in the written report, as well as no liability for the costs of further evaluation or investigation of the defects specified in the written report. Further, the parties agree and understand that the Inspector and its employees and its agents assume no liability for the costs of repairing or replacing any of the unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. In the event of a claim by the Client that an installed system, or component of the premises which was inspected by the inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the client. Client agrees that prior to taking any action, legal or otherwise Client shall: submit a written claim to Inspection Company within 10 days of the deficiency discovery to 16219 Halpren Falls Lane, Cypress TX 77429 . The written claim shall describe the suspected deficiency. Allow the Inspection Company, their agent or legal representative to perform a re-inspection of the deficiencies stated in the claim. Agree to not to disturb or repair the disputed item prior to a re-inspection except in cases where injury or subsequent property damage may occur.

11. **DISPUTES AND ARBITRATION** Any dispute, controversy, interpretation, or claim, including claims for but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under Arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall elect an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct judgment motions and enforce full discovery as a court would, as provided in state code civil procedure. The decision of the Arbitrator appointed there under shall be final and binding judgment on the award may be entered in any court of competent jurisdiction.

12. **SEVERABILITY:** If any court of competent jurisdiction determines that any section, provision or part of this Agreement is void, unenforceable, or contrary to Texas law, the remaining sections of this Agreement shall remain in full force and effect.

13. **DAMAGES:** If the inspection company or any of its employees, agents, providers, officers, members, or shareholders, are found to be liable for any claim or damage due to the alleged negligence or willful misconduct of the Inspection company performing the home inspection or in the reporting on the condition of the property in the inspection report, the maximum damage that the Client can recover from the Inspection Company shall not exceed the cost of the inspection fee paid by the Client. The Inspection Company shall not be liable to the Client for any loss of use of the property, repair or replacement cost, consequential or punitive damages or for attorneys' fees or court costs. The Inspection Company shall not be liable to the Client for any claims, loss or damage if the Client alters, tampers with or repairs or replaces the condition which is the subject matter of the Client's claim before the Inspection Company has had an opportunity to inspect the alleged defective condition.

14. **CLIENT UNDERSTANDS:** The integrity and moisture content of framing and sheathing behind finished wall coverings (exterior siding, stucco, cement stone coverings, fiber cement siding, drywall, interior bath and shower tile walls, etc) is not visible to inspect and beyond the scope of our services and is excluded within our services and is excluded within our inspection and inspection report. The lack of proper waterproofing, detailing and flashing is typically concealed and may result in water penetration behind siding resulting in water penetration and structural damage which Solid Home Inspections makes no guarantee, warranty, or implied in this inspection or inspection report.

15. **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 its 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 Friday, payable the next Friday

16. **RE-INSPECTIONS:** Solid Home Inspections does not normally conduct re-inspection services. We are not in the business of certifying the 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.

17. **LIMITATION AND EXCLUSION CLAUSE:** The Client expressly acknowledges and agrees that the following are not included in the scope of the inspection and the inspection report and further acknowledges that the Inspector makes no representations or warranties as to them. **THE FOLLOWING SYSTEMS, ITEMS, AND CONDITIONS ARE NOT WITHIN THE SCOPE OF THE BUILDING INSPECTION:** Systems not inspected include recreational and playground equipment, pools / hot tubs and related equipment, saunas, steam showers, landscape lighting, fountains, landscaping, cosmetic conditions of wall / floor / window covering, soiled or faded surfaces on the structure or equipment, retaining walls, underground utilities, security systems, fire detection / suppression systems, sump pumps, shower pan leak testing, intercoms, household automation systems, water purification systems, water softeners, underground storage tanks, energy efficiency measurements, motion or photo electric sensor lighting, security systems, water wells, private sewage / septic systems, buried plumbing pipes (sewer / water / gas), plumbing overflow drains, HVAC ultraviolet systems / humidifiers, heat pump systems, solar water heating systems, solar electric systems, furnace heat exchangers, wood burning stoves, landscape irrigation systems, central vacuum systems, telephone / internet / cable TV systems, TV antennae, lightning arrestors, surge protectors, EIFS stucco, manufactured stone veneer, wood fiber siding, flues or chimneys, fireplace drafting, circuit breaker operation, boundaries egress and ingress, quality of materials, adequacy of electric supply, non built in appliances, security locks and devices, thermostats, timers and gauges, Low-E window coatings, double pane glass vapor seals, compliance with manufacturer specifications / recalls, or design and architectural problems. **ENVIRONMENTAL HAZARDS OR OTHER CONDITIONS NOT CHECKED** include but are not limited to: indoor air quality / electromagnetic fields / formaldehyde / lead paint / asbestos / radon / mold / fungi / other toxic or flammable materials, noise pollution, fault lines / earthquake hazard, presence of or damage / injury caused by Chinese (sulfurous corrosive) drywall, flood plain certification, soil liquefaction, sink hole potential, pest infestation, latent and concealed defects, hidden water leaks. Client understands that these systems, items, and conditions, are excepted and excluded from this inspection and Inspection report. Any general comments about these systems, items, and conditions of the written report are informal only and **DO NOT REPRESENT AN INSPECTION.**

18. **MISCELLANEOUS:** Solid Home Inspections may accept a fee and or valuable consideration from a pest control inspection company or other independent contractors in this real estate transaction to compensate for administrative / scheduling services. Client, their representative, or others participation shall be at his/her own risk for falls, injuries, property damage, etc. We reserve the right to refuse service to anyone for any reason.

19. This Agreement, including the terms and conditions on all pages, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties.