

V/REAF

Insurance/Real Estate Advisors & Facilitators®

Home and Commercial Inspections



This Professional Inspection Report Has Been Prepared Exclusively For:

**John Doe
123 Anywhere Street
Austin, TX 78723
March 28, 2017**

Inspected By: Issac W Harper TREC # 0000

“We help people!”



PROPERTY INSPECTION REPORT

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PROPERTY INSPECTION REPORT

Prepared For:

John Doe

(Name of Client)

Concerning: 123 Anywhere Street, Austin, TX 78723

(Address or Other Identification of Inspected Property)

By: Issac W Harper, Lic #0000

03/28/2017

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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).

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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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time Started: **12:30 pm** Weather Conditions Inspection: **Sunny**

Outside temperature inspection: **???** Degrees Time Finished: **3:15 pm**

Building Orientation (For Purpose Of This Report Front Door Faces): **North**

Inspection Provided bby this Inspector: Home Inspection

Property was: **Vacant** at the time of Inspection:

(When a property is Occupied during an Inspection there may be various areas where damages or deficiencies may be blocked from the Inspectors view. The inspector will do everything he can to observe and report these deficiencies. However there may be areas he cannot observe.)

Parties that were present during the inspection: **No other parties present during inspection.**

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY John Doe. THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section.

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a qualified, licensed and/or certified specialist and/or technician to inspect, repair and/or service the entire system and/or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

SCOPE OF INSPECTION

These standards of practice define the **minimum levels** of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) inspect:
 - (i) items other than those listed within these standards of practice;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
 - (iv) **anything buried, hidden, latent, or concealed;**
 - (v) sub-surface drainage systems;
 - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks,

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- metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, **please call our office prior** to the expiration of any time limitations such as option periods.

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This report contains technical information. If you were not present during this inspection, **please call the office** to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term **various** will be used but when seven or more like deficiencies are found the term **multiple** will be used. This eliminates the exhaustive reporting of like defects.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Foundation Types

Crawl Space (If Present) Viewed From: N/A

Comments:

On 03/28/2017 at 12:30 pm Inspector Issac W Harper opinion was that the foundation *appeared to be in* Condition(s). At this time, I **did not** visible evidence that I would consider as being indications of movement and/or settlement. The area inspected were, but may not be limited to the accessible walls, ceilings, floors, doors & windows which indicated **no signs** of movement and/or settlement. As well as the attic space which showed signs / no signs of visible indications of movement and/or settlement.

Due to the nature of pier & beam construction and the crawl space, the entire sub floor and its components have not been completely visually inspected. There are areas that were not visible or could not be seen or was obstructed in some way. Every effort has been made to inspect as much of the sub floor as thoroughly as possible, however, the possibility exists that there is moist, soft or rotted wood on the sub-floor or it's components that has not been detected or located.

Buyers Advisory Notice: These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on 03/28/2017 .

The Inspectors following observations, deficiencies and/or exceptions if any associated, are with the **foundation** that were observed on this structure are noted below:

Buyers Advisory Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

Buyers Advisory Notice The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

Comments:

The Inspectors following observations, deficiencies and/or exceptions if any associated with the **grading & drainage** and **gutter & downspout system** that were observed on this structure are noted below:

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In this Inspector opinion the Grading and Drainage appeared to be in good condition

In this Inspector opinion the Gutter & Downspout System appeared to be in good condition

Buyers Advisory Notice: The proper care and maintenance of the grading is important to the foundation. Improper care for trees, large shrubs and bushes around foundation may cause foundational issues. It is generally recommended that you water outside the current root area to assist roots in growing outside and away from the foundation area. Watering the foundation is also recommended. A soaker hose position 6 to 12 inches away and 6 to 12 inches deep around the foundation, will assist in keeping the soil stable and will assist in providing proper maintenance for the foundation. Consulting a qualified foundation, soil and/or landscaping specialist to inspect the structure would be beneficial in developing a care and maintenance plan for your foundation.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition , Composition type roof

Viewed From: Roof Viewed From

Comments:

This structure has a Type of Roof Roof Covering Materials and was estimated to be in the **Bottom Third** of its Life. The roof was inspected from by walking roof Level as well as portions of the roof being inspected from inside the attic space. The roof decking appeared to be a Plywood type decking and it appeared to be in **good condition** , with the roof fasteners appearing to be Fasten Properly / Not Fasten Properly.

At the time of the Inspection the **roofing components** to be in **good condition** .

The performance of this roof is subjective and it is sometimes difficult for two individuals to agree on the life of a roof. Consulting a qualified roofing specialist may assist you to better understand the roof conditions. Asking your roofing specialist to create a roof maintenance schedule for your roof will assist you in minimizing your overall expense .

D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 10” to 13”

(Note: Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

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I NI NP D

Approximate Average Thickness of Vertical Insulation: 4" - 6"

Insulation Type: Batt or Blanket

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial / Limited

Comments:

At the time of the Inspection it was the Inspectors opinion that your **roofing and attic structure** appeared to be in **good condition**

To receive the best R Factor from your insulation. The suggested depth for an "R" value of 30 is about 8 to 10 inches. Adding un-faced blankets of insulation or blown type insulation may be a good idea. Other materials are available such as thermal barrier plastic sheeting. There are no T.R.E.C. standard in the inspection guidelines for insulation depth.

Attic ventilation is important. In cold weather, the hot moist air will condense on the roof members. In hot weather, the radiant heat will make the house uncomfortable. (The minimum specifications are 1 Sq. Ft. Net free ventilating area for every 150 sq ft of attic floor space).

The roofing ventilation was being provided by soffits & passive vents (Roof Hawks), Soffits and appeared to be in **Condition(s)**.

The following observations, deficiencies and/or exceptions if any associated with the **Roofing & Attic Structure** and attic that were observed on this structure are noted below:

E. Walls (Interior and Exterior)

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **interior walls** that were observed on this structure are noted below:

At the time of the inspection the Inspectors opinion was that the **exterior walls** were a Brick Veneer appeared to be in **good condition**

At the time of the inspection the Inspectors opinion was that the **interior walls** were a **brick venner type and** appeared to be in good condition

F. Ceilings and Floors

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **Ceilings & Floors** that were

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I	NI	NP	D
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observed on this structure are noted below: .

In the Inspectors opinion the **interior ceilings** appeared to be in **good condition** on the Day of this Inspection.

In the Inspectors opinion the **interior floors** appeared to be in good condition condition on the Day of this Inspection.

G. Doors (Interior and Exterior)

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **doors** that were observed on this structure are noted below:

At the time of the Inspection the **Interior Doors** appeared to be in **good condition**.

At the time of the Inspection the **Front & Back Exterior Doors** appeared to be in **good condition**.

At the time of the Inspection the **Patio Doors** appeared to be in **good condition**.

At the time of the Inspection the **Garage Service Door** appeared to be in **good condition**.

At the time of the Inspection the **Garage Vehicle doors** appeared to be in **good condition**.

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H. Windows

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **Windows** that were observed on

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this structure are noted below:

At the time of the Inspection the Inspectors opinion was that the Interior Windows appeared to be in **good condition** .

At the time of the Inspection the Inspectors opinion was that the Exterior Windows appeared to be in **good condition** .

At the time of the Inspection the Inspectors opinion was that the Window Screens appeared to be in **good condition** .

I. Stairways (Interior and Exterior)

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **Interior Stairs** that were observed on this structure are noted below:

In the Inspectors opinion the **interior Stairs** appeared to be in **good condition**.

In the Inspectors opinion the **Exterior Steps** appeared to be in **good condition**.

J. Fireplaces and Chimneys

Type of Fireplace: Fireplace Type
Coping, Cap & Crown was inspected from Fireplace Cap Viewed From
Spark Arrestor was / was not present at the time of inspection.

Comments:

At the time of the Inspection the Inspectors opinion was that the **interior/exterior fireplace** appeared to be in **good condition**.

The following observations, deficiencies and/or exceptions if any associated with the **fireplace** that were observed on this structure are noted below:

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I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **porches** that were observed on this structure are noted below:

At the time of the Inspection the Inspectors opinion was that the **porches** appeared to be in **good condition** on the day of the Inspection.

L. Other

Comments:

The following observations, deficiencies and/or exceptions if any associated with other systems that were observed on this structure are noted below:

At the time of the Inspection the Inspectors opinion was that the **00000** appeared to be in **Condition(s)**.

M. Cabinets

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **cabinets** that were observed on this structure are noted below:

In the Inspectors opinion was that the **cabinets** appeared to be in **good condition**.

N. Sidewalks & Driveways

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **sidewalks and driveways** that were observed on this structure are noted below:

In the Inspectors opinion was that the **sidewalks and driveways** appeared to be in **good condition**.

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I	NI	NP	D
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O. Fences

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **fences** that were observed on this structure are noted below

In the Inspectors opinion was that the **fence** appeared to be in **good condition**.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box Cabinet Manufacturer

Box Rating : 200 amps, 225 amps, Rating Not Determined/Panel Inaccessible

Box Location: Electrical Panel Location

Main Service Entrance: Overhead

Type of Main Service Wiring: Aluminum - Copper Coated

Size of Main Service Wiring: Wire Size

Main Disconnect Rating: Rating Not Determined/Box No Properly Labeled

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **Main Electric Panel** that was observed on this structure being noted below:

In the Inspectors opinion is the Main Electrical System appeared to be in **Not Determined condition** on the day of the Inspection.

Sub Panel Box Bryant

Sub Box Rating : Electrical Panel Rating

Sub Panel Box Location: Utility Room

Sub Panel Service Entrance: Overhead

Type of Sub Panel Service Wiring: Copper - Aluminum Coated

Size of Sub Panel Service Wiring: Wire Size

Sub Panel Disconnect Rating: Rating Not Determined/Panel Inaccessible

A grounding conductor **were applied and appeared installed properly. connected.**

All boxes and conduit appeared to be bonded properly. I **did not** observe any indications of overheating or arcing within the panel box at the time of the inspection.

The following observations, deficiencies and/or exceptions if any associated with the Sub Panel Electrical System that was observed on this structure being noted below:

Arc-Fault Circuit Interrupter Protection (AFCI)

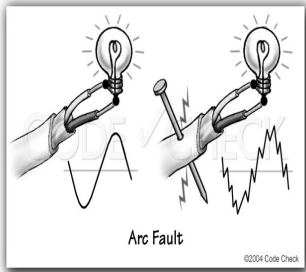
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Buyer Advisory Notice:

Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom's, recreation rooms, closets, hallways, or similar rooms or areas. This may not have been required at the time of construction, Please read the "Consumer Notice Concerning Hazards Or Deficiencies" document and the "Arc Fault Information" document located at the attachment page near the beginning of the report".

Yours were / were not installed to today's standards .

Please read the OPI statement on the first page of this report!

This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an "as-built" condition. Some items reported as Deficient may be considered upgrades to the property.

For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

2008 National Electrical Code 210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Definition: Arc-Fault Circuit Interrupter (AFCI). A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

(B) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

NEC's Definition of an Outlet: A point on the wiring system at which current is taken to supply utilization equipment. (i.e. Lighting outlet, receptacle outlet etc.)

Utilization Equipment: Equipment that utilizes electric energy for electronic, electromechanical, chemical, heating, lighting or similar purposes.

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D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - Aluminum Coated

Comments:

The following observations, deficiencies and/or exceptions if any associated with the **Branch Electrical Circuits** that were observed on this structure are noted below:

Branch Wires

Switches

Fixtures

Receptacles

Switches & Receptacles were randomly selected and uncovered for internal inspection for deficiencies. The selection of receptacles & switches were based on the appearance, deficiencies and/or other exceptions that were noted by the Inspector on the structure at the time of the inspection.

C. Door Bell

Comments:

In the Inspectors opinion the Doorbell components appeared to be in **good condition** at the time of this inspection.

The following observations, deficiencies and/or exceptions if any associated with **Door Bells** that were observed on this structure:

D. Smoke, Fire & Carbon Monoxide Detectors

Comments:

In my opinion the **Smoke & Fire Alarms** appeared to be in **good condition** on the Day of the Inspection

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I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

The following observations, deficiencies and/or exceptions if any associated with the **Smoke & Fire Alarms** that were observed on this structure are noted below:

Your smoke detectors are recommended to be hardwired with battery back up and tied to a central alarm system.

Your's were Tested and they **are** installed correctly.



Buyers Advisory Notice:

One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Buyers Advisory Notice: All smoke detectors should be installed in accordance with the NFPA guidelines.

Buyers Advisory Notice: Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection

Buyers Advisory Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

In my opinion the **Carbon Monoxide Detectors** appears to be in **Condition(s)** on the Day of the Inspection.

Your Carbon Monoxide Detector should be no higher than four feet off the floor and should be replaced every two years! The age of these Detectors are undetermined.

It is required a Carbon Monoxide Detector be applied on a home with an attached Garage.

Carbon Monoxide Detectors: are / are not present

The following observations, deficiencies and/or exceptions if any associated with the **Carbon Monoxide Detector** that were observed on this structure are noted below:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:

Energy Source:

Comments:

Unit #1

Central Heating System –

Energy Source: **Gas**

Brand Name: Bryant

Today's Avg Temperature Reading: **Below 100 Degrees**

Approximate System Age: **2010**

ID Plate Photo:

On the day and time of the inspection it is my opinion the heating system & equipment appeared to be in **good condition** on the Day of the Inspection.

The following observations, deficiencies and/or exceptions if any associated with the **HVAC System** that were observed on this structure:

Thermostat

On the day and time of the inspection it is my opinion that the Thermostat Appears / not to appear in Condition(s)

The following observations, deficiencies and/or exceptions if any associated with the **Thermostat System** that were observed on this structure:

B. Cooling Equipment

Type of System:

Comments:

Unit #1

Central Cooling System

Today's Temperature Differential (Delta-T): **20 Degrees**

Approximate System Age: Age / Years

Approximate System SEER: **13**

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Approximate System Size: 3.5 ton

Brand Name: Bryant

ID Plate Photo:

The Unit was tested with the following results applying:

Unit 1 the output temperature = ° and the input temperature = ° for a differential of ° (normal range 14° - 23°). These temperatures are with / not within the recommended tolerances.

Thermostat

On the day and time of the inspection it is my opinion that the **Thermostat** appeared to be in Condition(s) on the Day of the Inspection.

The following observations, deficiencies and/or exceptions if any associated with the **Thermostat** that were observed on this structure:

Clients Notice: These units should be serviced regularly if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

Buyers Advisory Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 14 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

Duct & Filter System

Comments:

Filter Size: 20 x 20

Location: Interior Ceiling Mounted

The duct system **appeared to be in good condition**

The air supply registers appeared to be in good condition and appears **to have** equal distribution.

On the day and time of the inspection the return air ducts **appeared to be in good condition**

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The following observations, deficiencies and/or exceptions if any associated with **HVAC System** that were observed on this structure:

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Water Meter Location

Location of main water supply valve: Main Water Valve Location

Static water pressure reading: ???

Comments:

This structure has **2.5 bathrooms**. Cold and/or Hot water faucets were run (#**4** faucets)for approximately **30** minutes at a rate of **1.0** gallon per minute per faucet, for a total estimate of approximately **120 gallons** that flowed through the drains. Functional flow was present in this structure:

The **Water Supply System** appeared to be in **good condition** on the day of the Inspection

The following deficiencies, observations and/or exceptions if any associated with the **Plumbing Supply System** that was observed on this structure:

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

B. Drains, Wastes, and Vents

Type of Drain Pipes: Copper, PVC

Clean Outs Location: At Sinks

Toilet Loose: No

Functional Drain Flow: Yes

Comments:

4 Cold and/or Hot water faucets, were ran for approximately **30** minutes at a rate of **1.0** gallon per minute per drain. For a total estimate of approximately **120 gallons** that flowed through the drains.

The **Water Drains & Vents** appeared to be in **good condition** on the day of the Inspection.

The following observations, deficiencies and/or exceptions if any associated with **Plumbing Drain System** that was observed on this structure:

Buyers Advisory Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or

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accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

C. Water Heating Equipment

Energy Source::

Capacity:

Comments:

Mfg. Unit 1: American Standard

Approximate Age: 2010

Energy Source: Natural gas

Location: **Garage**

Safety Pan: Yes

Capacity:**40 Gallons**

Rust Present: No

Expansion Tank Applied:Yes

Pressure Regulator:**Yes**

Static water pressure reading: **0**

Average Temp Setting: **0**

Avg. Hot Water Temperature: **0 °**

Recommended Hot Water setting should between **115 – 120°**

The **Water Heater** appeared to be in **good condition** on the Day of the Inspection.

The following observations, deficiencies and/or exceptions if any associated with **Water Heating System** that was observed on this structure::

Buyers Advisory Notice:

The gas lines may need to be pressure tested by a licensed plumber. This was a limited TREC visual gas line inspection. The gas piping in this house may include corrugated stainless steel tubing (CSST). Typically electrical bonding connections are not present or are not properly installed on these installations, especially systems installed before 2009. Several lightning fires have recently been attributed to CSST gas plumbing systems. The lack of a strong electrical bonding may increase the potential for lightning strikes causing arcing at the CSST gas piping that can result in perforation of the piping creating gas leaks, and fires. Even if electrical bonding is apparent at the CSST system, the adequacy and operation is beyond the scope of this inspection. It is recommended that the installation of any CSST gas piping system be evaluated further by a qualified electrician licensed by the State of Texas.

D. Hydro-Massage Therapy Equipment

Comments:

The **Hydro-Massage Therapy Equipment** appeared to be in **good condition** on the day of the Inspection.

The following observations, deficiencies and/or exceptions if any associated with **Hydro-Massage System** that was observed on this structure:

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TREC Limitations: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

E. Gas Distribution Sysytem

Comments:

On the day of the inspection it was the Inspectors opinion the **Gas Distribution System & components** appeared to be in **good condition** at the time of this inspection.

The following observations, deficiencies and/or exceptions if any associated with **Gas Supply System** that were observed on this structure:

Buyers Advisory Notice:

The gas lines may need to be pressure tested by a licensed plumber. This was a limited TREC visual gas line inspection. The gas piping in this house may include corrugated stainless steel tubing (CSST). Typically electrical bonding connections are not present or are not properly installed on these installations, especially systems installed before 2009. Several lightning fires have recently been attributed to CSST gas plumbing systems. The lack of a strong electrical bonding may increase the potential for lightning strikes causing arcing at the CSST gas piping that can result in perforation of the piping creating gas leaks, and fires. Even if electrical bonding is apparent at the CSST system, the adequacy and operation is beyond the scope of this inspection. It is recommended that the installation of any CSST gas piping system be evaluated further by a qualified electrician licensed by the State of Texas.

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

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V. APPLIANCES

A. Dishwashers

Manufacturer: Appliance Mfg.

Comments:

At the time of the inspection it is the Inspectors opinion that the Dishwasher appeared to be in **good condition**.

The following observations, deficiencies and/or exceptions if any associated with the **Dishwasher** that was observed in this structure:

B. Food Waste Disposers

Manufacturer: disposer

Comments:

At the time of the inspection it is the Inspectors that the Food Waste Disposer appeared to be in **good condition**

The following observations, deficiencies and/or exceptions if any associated with the **Food Waste Disposer** that was observed in this structure:

C. Range Hood and Exhaust Systems

Manufacturer: **Jenn-Aire** **Type:** **microwave vent a hood**

Comments:

At the time of the inspection it is the Inspectors that the Range Hood appeared to be in **good condition**

The following observations, deficiencies and/or exceptions if any associated with the **Range Hood** that was observed in this structure:

D. Ranges, Cooktops, and Ovens

Manufacturer: Appliance Mfg.

Comments:

At the time of the inspection it is the Inspectors opinion that the Range/oven appeared to be in **good condition**.

The following observations, deficiencies and/or exceptions if any associated with the **Range, Cook top or Ovens** that was observed in this structure:

E. Microwave Ovens

Manufacturer: Appliance Mfg.

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Comments:

At the time of the inspection it is the Inspectors opinion that the Microwave Oven appeared to be in **good condition** .

The following observations, deficiencies and/or exceptions if any associated with the **Microwave Oven** that was observed in this structure:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

At the time of the inspection it is the Inspectors opinion that the **Mechanical Exhaust Fan** components appeared to be in **good condition**.

The following observations, deficiencies and/or exceptions if any associated with the **Mechanical Exhaust Vent**, that was observed in this structure:

G. Garage Door Operators

Manufacturer: Genie

Comments:

At the time of the inspection it is the Inspectors opinion that the Garage Door Operator appeared to be in **good condition**

The following observations, deficiencies and/or exceptions if any associated with the **Garage Door Operator** that was observed in this structure:

H. Dryer Exhaust Systems

Comments:

At the time of the inspection it is the Inspectors opinion the **Dryer Vent component** appeared to be in **good condition** .

The following observations, deficiencies and/or exceptions if any associated with the **Dryer Vent System** that was observed in this structure:

I. Other

Comments:

In the Inspectors opinion the Other Built-in Appliances appears to be in **good condition** on the Date & Time of the inspection.

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The following observations, deficiencies and/or exceptions if any that were observed on this structure:

<p>If other built in appliance are located on or in this structure those Appliances such as but may not be limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers, Washers and Dryers, Refrigerators, Freezers or any other like appliances are not included with this inspection unless specifically noted in this section of the report.</p>
--

IREAF LLC Home and Commercial Inspections Agreement



This INSPECTION AGREEMENT (herein after known as the Agreement) is entered into on this the day 03/28/2017 between IREAF LLC Home and Commercial Inspections and the (Inspector name and TREC license number) Issac W Harper 0000 (herein after known as the Inspector) and John Doe herein after known as the Client).

The Property to be inspected is (hereinafter as the Property @):

123 Anywhere Street Austin, TX 78723

Date of Inspection:03/28/2017 **Time of Inspection :** 12:30 pm

Inspection Fee: \$250.00 **Paid at time of Inspection** Credit Card

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector=s professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Texas Standards of Practice promulgated by the Texas Real Estate Commission and/or the Texas Department of Agriculture ie: Structural Pest Control Service. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects or problems.**

- B. The Inspector agrees to:
 - 1. inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
 - 2. operate mechanical and electrical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;
 - 3. report which of the parts, components, and systems present in the property have or have not been inspected;
 - 4. report as deficient inspected parts, components or systems that are not functioning or that the standards of practice required the inspector to report as Deficient; and

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5. address all of the parts, components, and systems contained in the standards of practice in the property being inspected.
- C. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:
1. Foundation; Grading & Drainage
 2. Interior doors, wall, ceilings and floors;
 3. Exterior walls and doors, windows and door glazing;
 4. Fireplace and chimney;
 5. Roof, Roof Structure and attic;
 6. Porches, Balconies and decks;
 7. Built-in Appliances;
 8. Heating, cooling and Vent Systems;
 9. Plumbing Supply & Drains, Water Heating System; and
 10. Electrical system.
- D. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of replacement or service for repair; or
 3. Further evaluation by a technician or expert is recommended.

II. Inspection Report

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

III. Disclaimer of Warranties

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

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

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

INITIALED BY CLIENT:

Fee Paid \$250.00

V. Dispute Resolution

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

VI. Attorney=s Fees

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


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VII. Exclusivity

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

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

CLIENT: _____ **DATE:** 03/28/2017 Time 12:30 pm

THIS INSPECTOR  0000
12:30 pm
TPCL # xxxxx - SPCB # xxxxxxxx - NAWT # xxxxxxxxxx

Issac W Harper DATE: 03/28/2017 Time



123 Anywhere StreetAustin78723

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

T

1A. IREAF LLC Home Inspections

Name of Inspection Company

1B. TDA# xxxxxx - TPCL # xxxx

SPCS Business License Number

1C. P.O. Box 143683

Address of Inspection Company

Austin

City

TX

State

78714-3683

Zip

512-326-1580

Telephone No.

1D. Issac W Harper

Name of Inspector (Please Print)

1E. Certified Applicator

(check one)

Technician

2. Case Number (VA/FHA/Other)

3. 03/28/2017 12:30 pm Weather

Inspection Date

4A. John Doe

Name of Person Purchasing Inspection

Seller

Agent

Buyer

Management Co.

Other

4B. Doe, John

Owner/Seller

4C. REPORT FORWARDED TO:

Title Company or Mortgagee

Purchaser of Service

Seller

Agent

Buyer

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. Inspected Structures

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

Yes

No

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Craw Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: _____

7A. Conditions conducive to wood destroying insect infestation? (Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

Yes

No

7B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
Insufficient ventilation (T) Other (C) Specify: _____

8. Inspection Reveals Visible Evidence in or on the structure:

Table with 4 columns: Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

8G. Visible evidence of: _____ has been observed in the following areas: _____

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No

If "Yes", specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No

Specify reason: Recomend to treat or remove conducive conditions-**conducive conditions.**

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: _____

If treating for subterranean termites, the treatment was: Partial Spot Bait Other

If treating for drywood termites or related insets, the treatment was: Full Limited

10B. _____
 Date of Treatment by Inspecting Company _____ Common Name of Insect _____ Name of Pesticide, Bait or Other Method _____

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes No List Insects: **No warranties expressed or implied.**

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:



11A. _____
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:

11B. _____
Certified Applicator and Certified Applicator License Number

12B. Date Posted 03/28/2017 _____
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: # East Texas Home Inspection Report is included with this inspection

Signature of Purchaser of Property or their Designee

Date

Termite Warranty Included