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INSPECTED FOR

**Brandy Rivera**  
**1138 New House St**  
**Fort Worth, TX 76008**

December 28, 2020

## PROPERTY INSPECTION REPORT

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**Prepared For:** Brandy Rivera  
(Name of Client)

**Concerning:** 1138 New House St, Fort Worth, TX 76008  
(Address or Other Identification of Inspected Property)

**By:** Brandy Rivera, Lic #23688 12/28/2020  
(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 REPORT 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;
- the 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.

**This confidential report is prepared exclusively for Brandy Rivera on 01/12/2021.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: **10 am** Time Out: **1:45 pm** Property was: **Vacant**  
Building Orientation (For Purpose Of This Report Front Faces): **West**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **60 ° or Below Degrees**  
Parties present at inspection: **Buyer, Contractors**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Brandy Rivera. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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**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, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers 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.

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.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

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 within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I=Inspected

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D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

#### Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

#### Additional Observations and/or Comments:

- **Note:** The application of a skim coat was observed in one or more areas of the foundation perimeter beam. Client should be aware that this can reduce the visibility of the perimeter beam and could cover up the possibility of damage to the foundation. This should be monitored and corrected if necessary.
- **Note:** Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.



**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.

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.

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**B. Grading and Drainage**

*Comments:*

**Grading & Drainage**

- There is standing water around a subsurface drain termination on the south side. This can indicate a blockage in the system. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.



**Notice:** There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current owner or the appropriate specialist related to this type of system.

**Gutter & Downspout System**

All components were found to be performing and in satisfactory condition on the day of the inspection.



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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition

*Viewed From:* Due to the steep pitch of the roof structure design, the roof was observed from the roof structure drip edge. The Inspector felt it would be unsafe to get on and stay on the roof.

*Comments:*

**Roof Covering**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Additional Observations and/or Comments:**

- **Note:** High shingle fasteners (staples and/or nails) were observed in various locations.



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**Flashing Details**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 13+”

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Roof Structure**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Roof Sheathing**

- Note: A radiant barrier type of product is installed inside the attic structure. While this can help to improve the energy efficiency of the structure. These types of products can limit the visibility for the inspector. For best results it should be removed prior to any inspections.



**Attic Ventilation**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Attic Insulation**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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### Garage Attic Hatch

All components were found to be performing and in satisfactory condition on the day of the inspection.

### Downstairs Attic Hatch

- **Note:** The hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door / opening after taking possession / ownership of the property.
- **Note:** There was no weather-stripping observed around the attic ladder opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking possession / ownership of the property.

### Upstairs Attic Ladder

- The upstairs attic access has been improperly installed and there does not appear to be enough clearance to extend the ladder. This should be corrected to ensure proper access can be obtained.



### Upstairs Attic Door

- **Note:** There was no weather-stripping observed around the attic ladder opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking possession / ownership of the property.

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

*Comments:*

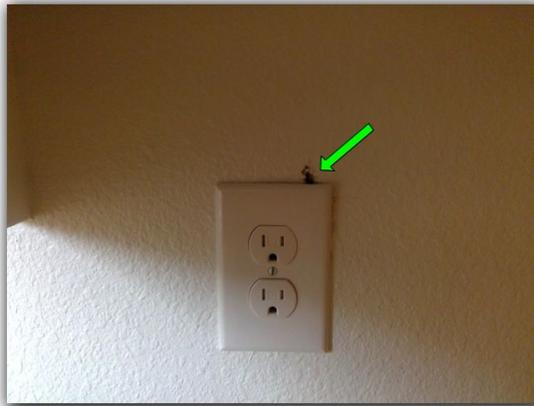
*Description of Exterior Cladding:* Brick Veneer, Wood Type Veneer

**Interior Walls & Surfaces**

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Note:** Nail heads were observed to be pushing through the interior finish in one or more locations.

- The wall texture has some deterioration and/or damage in the pantry, front entrance area.



**Exterior Walls & Surfaces**

- The sidewall veneer / cladding is too close to the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding.
- Some of the exterior wood type surfaces need a fresh coat of paint.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed, including areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.
- One or more of the exterior bricks were observed to be damaged on the south side of the structure.
- Mortar improvements are recommended for the exterior masonry veneer on the east side of the structure.
- **Note:** The exterior masonry veneer has been painted. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

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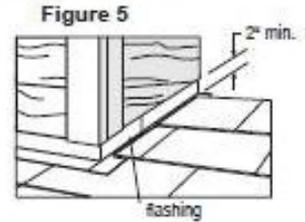
NP=Not Present

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I NI NP D



At the juncture of the roof and vertical surfaces, flashing and counterflashing shall be provided per the roofing manufacturer's Instructions. Provide a 2" clearance between the roofing and the bottom edge of the siding and trim.



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**F. Ceilings and Floors**

*Comments:*

**Ceilings**

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Note:** Nail heads were observed to be pushing through the interior finish in one or more locations.

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Floors**

- **Note:** Most of the flooring was covered at the time of inspection and could not be observed..



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

*Comments:*

**Interior Doors**

- The door frame has some texture damage to the upstairs guest bathroom.
- The door is sticking to the attic door.
- **Note:** One or more of the door stoppers were observed to be missing.



**Exterior Doors**

- The door is not latching properly to the front entry door.

**Garage Entry Door**

- The garage entry door is not equipped with a self-closing device.



**Left and Right Overhead Garage Doors**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Additional Observations and/or Comments:**

- **Note:** The buyer stated that the overhead garage doors should be painted to match the exterior trim. They are currently painted to match the brick. The buyer should consult with the seller about this.

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**H. Windows**

*Comments:*

**Window Screens**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Windows**

- The window guide was observed to be damaged and the window will not stay in the open position in the front corner bedroom.

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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.



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**J. Fireplaces and Chimneys**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Additional Observations and/or Comments:**

- **Note:** There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.



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

*Comments:*

**Porches**

Some deflection and/or cracking of the patio concrete flatwork was observed.



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<b>I NI NP D</b>
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**Driveway**

All components were found to be performing and in satisfactory condition on the day of the inspection.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

#### Panel Box

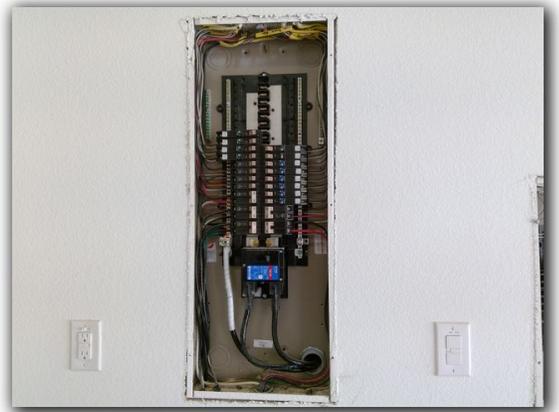
*Box Rating and/or Main Disconnect Rating: 200 amps*

*Box Location: Garage*

*Cabinet Manufacturer: EATON*

*Branch Circuit Wire Type: Copper*

- One or more of the cabinet cover plate screws are missing and need to be replaced.



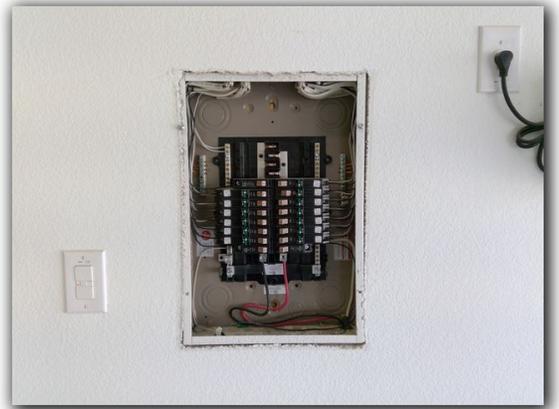
#### Sub Panel

*Box Location: Garage*

*Cabinet Manufacturer: EATON*

*Branch Circuit Wire Type: Copper*

All components were found to be performing and in satisfactory condition on the day of the inspection.



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### Service Entrance

All components were found to be performing and in satisfactory condition on the day of the inspection.



### Grounding / Bonding

All components were found to be performing and in satisfactory condition on the day of the inspection.

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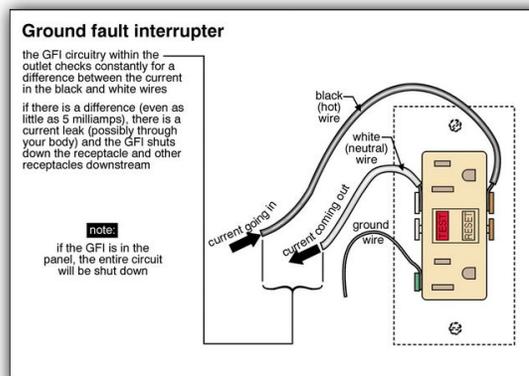
### B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

#### Receptacle Outlets

- The laundry room area receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room area should have GFCI protection.
- The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles and any receptacle within 6-feet of the sink should have GFCI protection.



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**Switches**

- The switch is missing its cover plate in the kitchen.
- **Note:** I was unable to determine the operation end of one or more of the switches.



**Fixtures**

- One or more of the light fixture globes and/or covers are damaged in the breakfast area.



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**Smoke Alarms**

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

**Note:** 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.

- The plastic covers should be removed from the smoke alarms to ensure proper operation.



**Carbon Monoxide Alarms**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Doorbell / Chime**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

#### A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

**Upstairs Central Heating System** – Energy Source: Gas

Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

**Additional Observations and/or Comments:**

- The dirty air filter should be replaced.



**Downstairs Central Heating System** – Energy Source: Gas

Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Cooling Equipment**

Type of Systems:

Comments:

**Upstairs Central Cooling System**

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.

Approximate System Age: **2020**

Approximate System SEER: **14**

Approximate System Size: **3.5 ton**

Filter Size: **20 x 25** Location: **At Attic Unit**

Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

**Additional Observations and/or Comments:**

The temperature differentials of the cooling system were not checked due to the outside ambient temperature being below 50 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

- The thermostat is poorly located. The thermostat is located in a bedroom area. This type of installation will not allow the thermostat to properly read the conditioned air of the common living space when the bedroom door is closed. You should consider relocating the thermostat into the common living area..





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I NI NP D



**Notice:** Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or 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. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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**C. Duct Systems, Chases, and Vents**

*Comments:*

- The fresh air intake appears to be missing its interior and exterior covers. It should be further evaluated and corrected as necessary.



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I NI NP D

#### IV. PLUMBING SYSTEM

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

*Location of water meter: Within 5-feet of Front Curb*

*Location of main water supply valve: Garage Area*

*Static water pressure reading: 100 to 110 psi*

*Comments:*

##### Water Supply System

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.



##### Exterior Faucets/Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.



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I	NI	NP	D
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**Laundry Connections**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Laundry Sink**

- The laundry sink is missing its hardware and associated components.



**Kitchen Sink**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I	NI	NP	D
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**Upstairs Hall Bathroom**

*Bathtub*

- The tub spout is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.



**Upstairs Guest Bath**

*Bathtub*

- The faucet handle is missing.



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I	NI	NP	D
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**Half Bath**

*Commode / Toilet*

- The commode tank is loose at the bowl connection.



**Front Corner Bedroom Bathroom**

*Bathtub*

- The shower head assembly is loose within the wall cavity area.
- The tub spout is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- The faucet assembly is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.



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I NI NP D

**Master Bathroom**

*Commode / Toilet*

- The commode is loose at the floor mount.
- The commode tank is loose at the bowl connection.

*Shower*

- The shower spout is leaking at the neck connection.
- The shower head assembly is loose within the wall cavity area.
- The shower enclosure is not water tight and leaks to the area adjacent to the shower. This condition should be further evaluated and corrected as necessary.
- The shower drain cover is missing.



**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. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

I=Inspected

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D=Deficient

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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or 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. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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I NI NP D

**C. Water Heating Equipment**

*Energy Sources:*

*Capacity:*

*Comments:*

**Left Water Heater – Energy Source: Gas**

*Location: Attic*

*Approximate Capacity: Tankless Water Heater*

*Approximate Age: 2020*

*Brand Name: Rinnai*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



I=Inspected

NI=Not Inspected

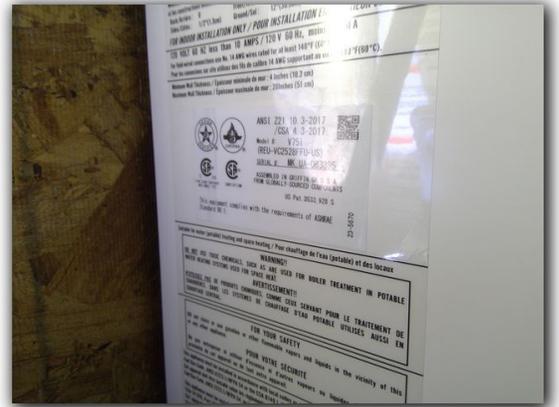
NP=Not Present

D=Deficient

I NI NP D

**Right Water Heater** – Energy Source: Gas  
Location: Attic  
Approximate Capacity: Tankless Water Heater  
Approximate Age: 2020  
Brand Name: Rinnai

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



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**D. Hydro-Massage Therapy Equipment**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**E. Gas Distribution System**

*Comments:*

This component appears to be performing adequately at the time of this inspection.



**Notice:** The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

I=Inspected

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D=Deficient

I NI NP D

## V. APPLIANCES

### A. Dishwashers

*Comments:*

**Brand Name:** KitchenAid

This component appears to be performing adequately at the time of this inspection.



### B. Food Waste Disposers

*Comments:*

The food waster disposer was unusually noisy at the time of the inspection.

### C. Range Hood and Exhaust Systems

*Comments:*

- The range hood and its associated components are missing.



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I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

***Cooktop Brand Name:*** KitchenAid

This component appears to be performing adequately at the time of this inspection.



***Built-in Oven Brand Name:*** KitchenAid

This component appears to be performing adequately at the time of this inspection.

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**E. Microwave Ovens**

*Comments:*

***Brand Name:*** KitchenAid

This component appears to be performing adequately at the time of this inspection.



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

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**G. Garage Door Operators**

*Comments:*

**Left Overhead Garage Door Operator**

This component appears to be performing adequately at the time of this inspection.

**Right Overhead Garage Door Operator**

This component appears to be performing adequately at the time of this inspection.

**H. Dryer Exhaust Systems**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

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I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

A. **Landscape Irrigation (Sprinkler) Systems**

*Comments:*

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Sprinkler system equipped with a moisture (rain/freeze) sensor  Yes or  No.

**Total Number of Zones Wired:** 12

### Sprinkler System and Associated Components

The sprinkler system and associated components should be further evaluated and/or serviced by a Licensed Irrigation Technician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- **The right front yard sprinklers appear to be wired to every station in the program. This will lead to over watering and should be corrected.**
- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **1, 8, 9.**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **7, 10.**

**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 01/12/2021, between Brandy Rivera (herein known as the Client) and SiteGuard Inspection Services (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 1138 New House St (herein known as the property).

**I. SCOPE OF SERVICES**

- A. 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 Property at the time of inspection.
- B. In exchange for the inspection fee (\$580) paid by the 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 Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
  - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
  - 2. The item is in need of replacement, maintenance or repair; or
  - 3. Further evaluation by an 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 ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO;**
  - 1. the presence, absence, or risk of environmental conditions such as 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, poison, presence of toxic or hazardous waste or substances;
  - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
  - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
  - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. 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 pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

### 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 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. \$580**

### 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 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 administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

### 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.

### VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client 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 buyers Real Estate Agent.

**BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; 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 Signature: \_\_\_\_\_

Date: 01/12/2021

Inspector: Brandy Rivera

## REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. *THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.*

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

*You should read and understand the entire Property Inspection Report prior to completing any repair request.* This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

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- Some of the exterior wood type surfaces need a fresh coat of paint.
- Mortar improvements are recommended for the exterior masonry veneer on the east side of the structure.
- The door frame has some texture damage to the upstairs guest bathroom.
- The garage entry door is not equipped with a self-closing device.
- The window guide was observed to be damaged and the window will not stay in the open position in the front corner bedroom.
- One or more of the cabinet cover plate screws are missing and need to be replaced.

### Service Entrance

#### Grounding / Bonding

- The switch is missing its cover plate in the kitchen.
- One or more of the light fixture globes and/or covers are damaged in the breakfast area.
- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

#### Bathtub

#### Bathtub

#### Commode / Toilet

- The commode tank is loose at the bowl connection.

#### Bathtub

- The shower head assembly is loose within the wall cavity area.

#### Commode / Toilet

- The commode is loose at the floor mount.
- The commode tank is loose at the bowl connection.

#### Shower

- The shower spout is leaking at the neck connection.
- The shower head assembly is loose within the wall cavity area.
- The shower drain cover is missing.

The food waster disposer was unusually noisy at the time of the inspection.

- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **1, 8, 9.**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **7, 10.**

Property was Vacant

Client Present during Inspection: No

Termite Report is paid in Full
Termite Warranty Offered: Yes

(IA.) Name of Inspection Company: Insect Detect Termite and Pest (IC.) 3834 Lucena Ct. Grand Prairie, Tx 75052
972-979-7346 (IB.) SPCS Business License Number#0825433

4A. Brandy Rivera Seller Agent Buyer Management Co. Other

Name of Person Purchasing Inspection
1138 New House St Fort Worth, TX 76008
Inspected Address Telephone No.

1D. Brandy Rivera # 0839100 4 IE. Certified Applicator Technician

2. Unknown Case Number (VA/FHA/Other) 3. Monday, December 28, 2020 Inspection Date

4B. Not Determined Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer
(Under the Structural Pest Control Service of the Texas Department of Agriculture regulations only the purchaser of the service is required to receive a copy)

SCOPE OF INSPECTION / AGREEMENT

- 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.

**Insect Detect Termite and Pest Additional Statements Included in the Scope of Inspection / Agreement that are not Promulgated by the Structural Pest Control Service**

- A. This inspection is only good for the date and time of the inspection. Insect Detect Termite and Pest its Inspectors, employees and agents will not guarantee or warrant the absence of any wood destroying insect. Due to the characteristics and behavior of various wood destroying insects, the insects may not be visible or detectable on the date and time of the inspection. Even with the best inspection, termites can remain hidden and unnoticed for a long period of time. Swarming of wood destroying insects can occur in a short amount of time and may by the first signs of the presence of wood destroying insects that were not detectable at the time of the original inspection. If swarming occurs after the date and time of the original inspection and active wood destroying insects were not detectable at the time of the original inspection. Insect Detect Termite and Pest , its Inspectors, employees and agents cannot be liable for the non-detectable infestation and will not assume any liability for corrective actions needed and will not assume liability for non-detectable wood damage.
- B. Insect Detect Termite and Pest Standard Operational Inspection Procedures: The Inspector will perform a visual inspection of the visible and accessible foundation perimeter beam (slab-on-grade foundation), visual inspection of the visible and accessible exterior perimeter beam and accessible interior perimeter beam and piers (pier-&-beam foundation), probe visible and accessible exterior wood for active or signs of previous activity of a wood destroying insects, visual inspection of the structures accessible interior walls, ceiling, baseboards and cabinetry and visual inspection of the accessible areas of the attic.  
The inspector will not deface the structure, cut holes, remove panels, pull back carpet, lift floor treatments, cut holes in the floors, wall or ceilings, move boxes, furniture, personal items or effects. The inspector will then complete this WDIR using the SPCS required standards for completing this form. These standards can be provided to you upon request.
- C. Additional Information from Insect Detect Termite and Pest. AREAS OF POTENTIAL NON-VISIBLE WOOD DESTROYING INSECT ACTIVITY AREAS ARE LISTED BUT NOT LIMITED TO THE FOLLOWING: In the wall voids at the bathroom bathtubs and shower stalls/enclosures, plumbing penetrations within the construction wall voids, below high soil lines, behind heavy foliage, non-visible slab joints, non-visible slab cracks, under and/or behind decks and/or raised patios, behind cosmetic repairs of the foundation beam, within sill plates and between sub-floors and any other area that the Inspector marks as inaccessible in section 6B of this report. Insect Detect Termite and Pest and its Inspectors, employees and agents will not assume any liability for active infestation of a wood destroying insect that is not visible and/or accessible to the Inspector at the time of the original inspection.
- D. The Inspector will do his/her best to access and to inspect all accessible and visible areas and/or components of the structure. This inspection is only good for the date and time of this inspection and Insect Detect Termite and Pest , its Inspectors, employees and agents will not assume any liability for non-accessible areas and non-visible wood destroying insects. If for any reason you are unhappy with the performance of the Inspector, his/her findings or unwilling to accept the scope of this inspection. Insect Detect Termite and Pest will be more than happy to refund to you the cost of this inspection within ten business day's from the date of the original inspection. The refund is contingent on you surrendering all copies of this inspection report back to Insect Detect Termite and Pest and you releasing Insect Detect Termite and Pest , its employee and its agents from all future liabilities to the inspected property. This refund cannot be made if the report has already been used to close on a real estate transaction.

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

- Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)
- Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)
- Other Inspected Structures: \_\_\_\_\_

6A. Were any areas of the property obstructed or inaccessible? Yes  No   
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

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

- |                                                       |                                     |                      |                                     |                                        |                                     |                  |                                     |
|-------------------------------------------------------|-------------------------------------|----------------------|-------------------------------------|----------------------------------------|-------------------------------------|------------------|-------------------------------------|
| Attic                                                 | <input type="checkbox"/>            | Plumbing Areas       | <input checked="" type="checkbox"/> | Planter box abutting structure         | <input type="checkbox"/>            | Slab Joints      | <input checked="" type="checkbox"/> |
| Attic Partially Accessible                            | <input checked="" type="checkbox"/> | Bath-trap(s)         | <input checked="" type="checkbox"/> | Below or Behind High Soil Grade        | <input type="checkbox"/>            | Cracks in Slab   | <input checked="" type="checkbox"/> |
| Insulated areas of attic                              | <input checked="" type="checkbox"/> | Construction Voids   | <input checked="" type="checkbox"/> | Wood Pile in Contact with Structure    | <input type="checkbox"/>            | Crawl Space      | <input type="checkbox"/>            |
| Inside Eaves                                          | <input checked="" type="checkbox"/> | Recent Renovation(s) | <input type="checkbox"/>            | Behind Personal Effects / Furniture    | <input checked="" type="checkbox"/> | Sub Floors       | <input checked="" type="checkbox"/> |
| Deck                                                  | <input type="checkbox"/>            | Blocked/Stored Areas | <input checked="" type="checkbox"/> | Debris Piled Next to Structure         | <input type="checkbox"/>            | Weepholes        | <input type="checkbox"/>            |
| Behind Storage in Garage                              | <input type="checkbox"/>            | Under Floor Covering | <input checked="" type="checkbox"/> | Crawl Space Partially Accessible       | <input type="checkbox"/>            | Heavy Foliage    | <input type="checkbox"/>            |
| Raised Concrete, Brick and/or Stone at Patio/Porch(s) | <input type="checkbox"/>            |                      | <input type="checkbox"/>            | Behind Foundation Beam Cosmetic Repair | <input checked="" type="checkbox"/> | Behind Cabinetry | <input checked="" type="checkbox"/> |
| Behind Wood Paneling (Wall Covering )                 | <input type="checkbox"/>            |                      | <input type="checkbox"/>            | Behind Bathroom Tile Enclosures        | <input checked="" type="checkbox"/> |                  |                                     |
| Foundation Corner Pops                                | <input type="checkbox"/>            |                      |                                     | Foundation Plumbing Penetrations       | <input type="checkbox"/>            |                  |                                     |

Other  Specify: \_\_\_\_\_

7A. Conditions conducive to wood destroying insect infestation? Yes  No   
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

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

- Wood to Ground Contact (G)
- Formboards left in place (I)
- Excessive Moisture (J)
- Footing soil line too low (L)
- Heavy Foliage (N)
- Other (C)
- Standing Water in Crawl Space (SW)
- Planter box abutting structure (O)
- Debris under or around structure (K)
- Insufficient ventilation (T)
- Wood Rot (M)
- Specify Other: \_\_\_\_\_
- Wood Pile in Contact with Structure or within Dripline (Q)
- Wooden Fence in Contact with the Structure (R)
- Footing soil line too high (L)
- Tree Branches in Contact with Roof Structure (TB)
- Flowerbed Wood Formers within Dripline (F)

- Other: Wood Fence within Drip Line (Conducive by Design) (WF)
- Other: Wood Deck in Contact with Structure (Conducive by Design) (WD)
- Other: Planter Box abutting Structure (Conducive by Design) (OD)
- Other: Wood in concrete expansion joints. (Conducive by Design)
- Other: Plumbing penetrations (Conducive by Design)

8. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: \_\_\_\_\_

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

8G. Visible evidence of: N/A 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: N/A  
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed at this time.

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. N/A Date of Treatment by Inspecting Company \_\_\_\_\_ N/A Common Name of Insect \_\_\_\_\_ N/A 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: **Insect Detect Termite and Pest carriers No Warranty on this property expressed or implied.**

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

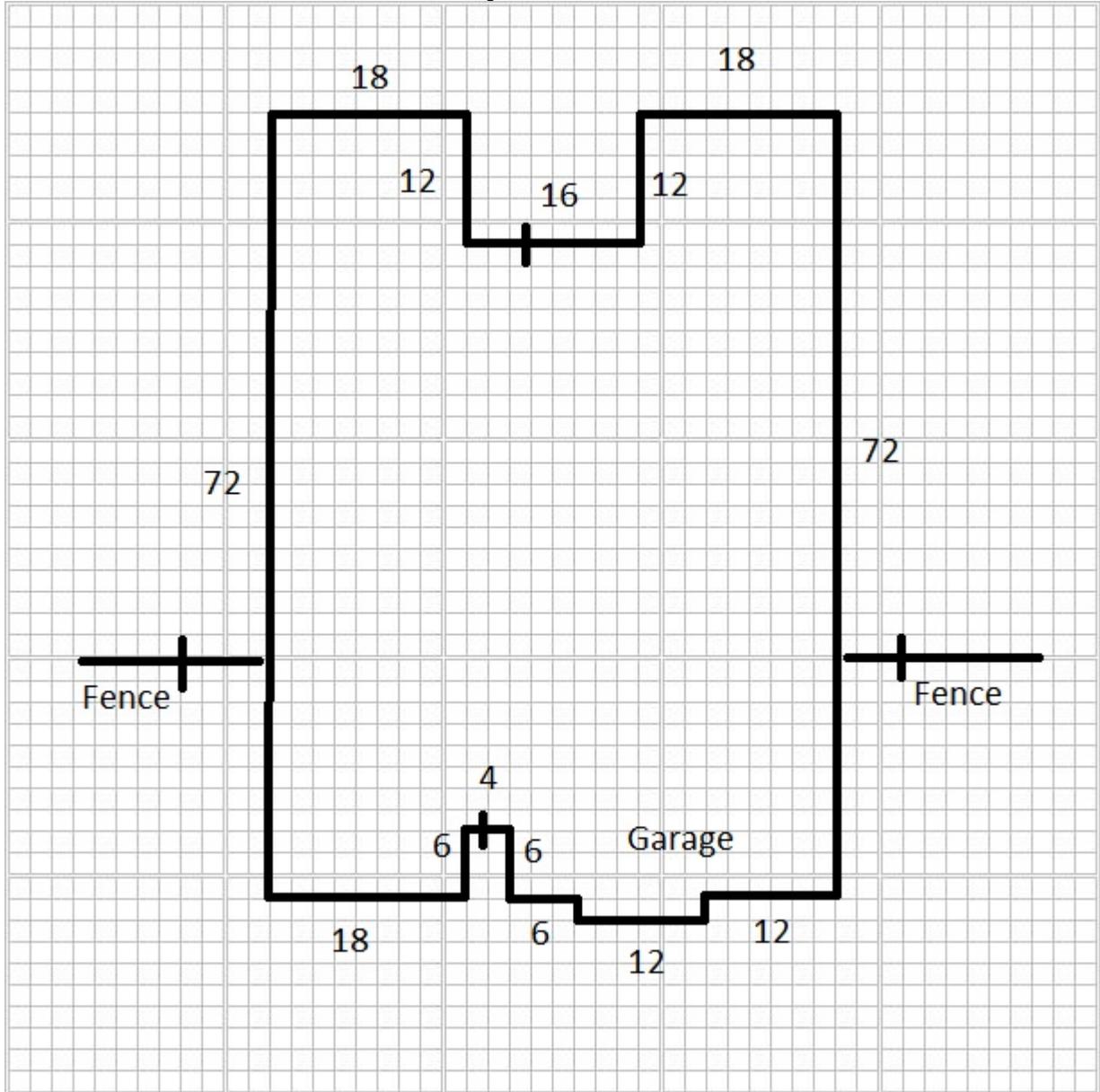
**Diagram of Structure(s) Inspected**

Foundation Type: **Slab on Ground**

Primary Use: **Residential**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:  
 (E)=Evidence of infestation; (A)=Active; (P)=Previous; (D)=Drywood Termites; (S)=Subterranean Termites;  
 (F)=Formosan Termites; (C)=Conducive Conditions; (B)=Wood Boring Beetles; (H)=Carpenter Ants;  
 (X)=Drill Holes; (BS)=Bait Stations; Other(s) - Specify \_

**Graph Is Not To Scale**



Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

**Notice to Client:** There is always a possibility of the presence of undetectable activity of wood destroying insects. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.** 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, whether visible or non-visible.

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:

*Brandy Rivera*

Notice of Inspection Was Posted At or Near

11A. **Brandy Rivera #0839100**  
Inspector

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink
- 12B. Date Posted 12/28/2020 Date

Approved:  
11B. **Nathan Ross #0821398/ Monday, December 28, 2020**  
Certified Applicator and Certified Applicator License Number

**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: Texas Real Estate Inspection Report

Signature of Purchaser of Property or their Designee  
\_\_\_\_\_  
\_\_\_\_\_

Date  
\_\_\_\_\_  
\_\_\_\_\_

The digital pictures within this report are a representative sample of active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place and should not be considered to show all. There will be active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages not represented with digital imaging.

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