



Inspection Report

Happy Buyers

Property Address:
10101 Older Dallas Property
Dallas TX 75218



Absolute Inspections, LLC

**Kevin R. Weiss 7108
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PROPERTY INSPECTION REPORT

Prepared For: Happy Buyers

(Name of Client)

Concerning: 10101 Older Dallas Property, Dallas, TX 75218

(Address or Other Identification of Inspected Property)

By: Kevin R. Weiss 7108 / Absolute Inspections, LLC 2/10/2016

(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 standard 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.

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Standards of Practice

Start Time:

9:45 AM

End Time:

2:00 PM

In Attendance:

Customer and their agent

Occupied/Vacant:

Occupied

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 years old

Home Faces:

East

Temperature:

40 - 45

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No, No rain in over a week. Poor conditions to find active moisture from roof leaks

Wind Conditions:

Calm

Roof Surface Conditions:

Dry

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY THE ABOVE NAME CLIENT. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

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, 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.

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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.

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.

A professional home inspector is a generalist, and as such we do not claim, nor are we licensed to be an expert in any specific area. An inspector is hired to provide a written opinion on specific items and their function at the time of the inspection only. By accepting and using this report the client agrees to seek further investigation or review of specific systems or items noted in the report by an appropriately licensed or qualified contractor. Client is aware that such specialists may find additional problems with such systems during specialized or invasive investigation. In the event that a licensed expert or specialized contractor examines noted problems or a specific area after my inspection and disagrees with my opinions, you are advised to have them state such in writing on their company letterhead and sign the statement.

Important: this inspection is a first step toward a partial understanding of the property condition at the time of the inspection. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern, however the inspection is time limited, general in nature and subject to human error. This inspection will not find or properly interpret ALL problems and this limited service does not pay for items the inspector misses. The inspector's opinion can vary from the opinions of other persons. The inspection is good at reducing risk but cannot eliminate risk. If these services do not meet your needs please call our office about comprehensive inspection services available from various specialists.

The inspection and report do not and are not intended to address code and regulation compliance, the presence of or danger from Chinese Drywall, asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, microbiological organisms such as mold or fungus, wood destroying insects, or other conditions not specifically required to be inspected and reported under applicable Texas Real Estate Commission rules. If the inspector sees a suspect condition (mold for example) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all suspect conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete.

This report represents Absolute Inspections LLC's professional instrument of service as of the report date. As our final document, it may not be altered after final issuance. The inspection was conducted and this report was prepared on behalf of and for the exclusive use of the above-named Client solely for its use and reliance. Notwithstanding the foregoing, any and all third party reliance upon this Absolute Inspections LLC's service and this inspection report is prohibited and will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.

In the event Client identifies any defect in or arising out of Absolute Inspections, LLC's services or this report, CLIENT agrees to provide Absolute Inspections with: (1) written notification of such defect within 5 business days of discovery, and (2) prompt access to the premises for re-inspection. Failure of Client to comply with the above conditions will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.

Delivery of this Inspection Report to Client is contingent upon Absolute Inspections LLC's receipt of payment in full. Consultant shall be entitled to recover reasonable and necessary attorneys' fees on claims against Client in connection with this Agreement or the Services performed hereunder. This report may be electronically distributed by Absolute Inspections

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and changes, deletions or amendments to the report of any type are strictly prohibited. In the event of a conflict the copy on file at Absolute Inspections office will be considered the official final document.

It is recommended you obtain receipts and warranties for repairs resulting from this inspection. The charge for reinspection or inspection of repairs will be \$200.00 for the first hour and \$100.00 for any portion of an hour thereafter.

Some areas of the house may not have been visible due to floor coverings, wall coverings, etc. If home was occupied at the time of inspection, many areas will not be visible due to personal belongs, furniture, storage, wall hangings and decorations, etc. Such inaccessible and non visible areas are disclaimed and excluded from this report.

Additional explanations and limitations are included at the end of the report. These contain important information about the inspection and must be read to fully understand this report. **This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had extensive repairs and remodeling performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or on ceilings or walls could be years old from a problem that no longer exists. Or, they may still need further attention and repair. Determining this can be difficult on an older home. The inspector may sight potential problems and recommend further review by an expert. It is common in older homes for specialists to find additional problems or repair items that need attention when they focus on a particular area.**

Plumbing materials in older homes may be nearing failure due to age. Most of these pipes are not visible. Most corrosion will occur from the inside out and not be visible until the time of failure. You should review the signs of possible problems and costs associated with repairs with a qualified plumbing professional.

Older homes may have experienced extensive remodels at undetermined times. Permits may or may not have been required and acquired. Determining this is beyond the scope of this inspection.

Older homes will require maintenance from day one of ownership and you should be aware of this and be prepared for the costs associated with these problems. This home inspection is designed to help to limit your risks but it cannot eliminate them, particularly in a home this age.

The home inspection does not look for possible manufacturer re-calls on components that could be in this home.

This inspection is just the first step in helping to determine the condition of the house. It is essential that you hire appropriate specialists to further investigate, inspect, diagnose, and estimate repair costs before closing escrow. Failure to follow up with appropriate specialists and fully investigate areas noted in this report can cost you significant amounts of money.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade, Pier and Beam

Comments:

(1) **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.**

NOTICE: We advise all clients to consider having a professional engineer licensed by the state of Texas or a licensed foundation repair company perform an evaluation of the foundation including a level survey, regardless of the findings at the time of this inspection. To truly monitor the performance of the foundation it is necessary to have more than one set of data points. Ideally, a level survey should be completed every few years to provide and ongoing quantitative analysis. In practice, very few homeowners actually do this.

NOTICE: Failure to maintain expansive soils, such as ours, at a consistent moisture level can result in unusual and/or excessive foundation movements. To reduce the risk of unusual or excessive foundation movement a consistent moisture management and foliage control program should be implemented. It is important to maintain good drainage around the home while at the same time keeping the soil consistently moist. Rainy seasons or droughts are particularly risky periods.

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I	NI	NP	D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)




A. Item 4(Picture)

(2) Crawlspace was accessed in a limited manner. The entire crawlspace was not accessible due to clearance between soil and framing narrowing to less than 18 inches. Inspector was able to access from the south side of the house to approximately the centerline of the home.



A. Item 5(Picture)

- (3) Observed construction or repair debris in the crawlspace. All refuse should be removed.
-  (4) Crawlspace access opening was smaller than the required 18" X 24". Inspector was able to enter the crawlspace despite the small opening. Recommend enlarging the opening for easier access.
- (5) The foundation appears to have experienced a common degree of movement for its age and type. In my opinion, based on a single observation, the foundation appears to be functioning as intended at this time. No comment or opinion is rendered regarding future performance.

☐ ☐ ☐ ☒ B. Grading and Drainage

Comments:

(1) **NOTICE: The drainage characteristics and performance of the grading, flatwork, gutters, etc around the house cannot be completely determined in a single observation under a single condition. Even if it has rained recently, performance can vary with different conditions. During**

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I	NI	NP	D

typical dry periods of time normal for the DFW area the drainage characteristics and performance are estimated and commented upon based on those opinions. Actual performance may vary and is disclaimed. Drainage is very important to the performance of the home and should be monitored periodically and adjustments made as needed.




B. Item 1(Picture)



B. Item 2(Picture)




B. Item 3(Picture)

 (2) Observed a minor negative slope in the grading towards the house/foundation. These areas do not appear to drain water away from home and may need landscaping and drainage alterations. Locations include but are not limited to: front, North side



B. Item 4(Picture)

 (3) Soil level observed to be too high at various locations around the foundation. Ideally there should be a gap of 4 to 6 inches between the soil and the bottom of the brick / top of foundation. Failure to maintain this gap can lead to moisture penetration in wall and is known to be conducive to termite activity. Recommend modifications to achieve and maintain this spacing. Locations include but are not limited to: front of home

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B. Item 5(Picture)


 (4) Recommend removal of storage against structure at rear of garage.



B. Item 6(Picture)



B. Item 7(Picture)


 (5) Observed gutter downspout(s) that are missing the bottom elbow piece to properly route water. This condition is detrimental to the performance of this system. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : garage, rear yard



B. Item 8(Picture)



B. Item 9(Picture)

 (6) The gutters are full of debris in areas and needs to be cleaned. Gutters will not function properly when full of debris and actually cause damage to the home if they overflow. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend review and repair as needed by a qualified contractor.

☐ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Asphalt Composition Shingles

Viewed From: Walked roof

Roof Ventilation: Thermostatically controlled fan

Comments:

(1) **NOTICE: Life expectancy of the roofing material is not covered by this property inspection**

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I	NI	NP	D

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.

NOTICE: DFW has one of the highest incident rates in the nation for hail storms and hail damage related insurance claims. If a roof is more than a few months old (and sometimes even then) there is a reasonable chance that it has experienced at least some hail strikes. Hail damage can be latent and not visible for a period of time after the actual storm. This inspection does NOT specifically inspect a roof for hail strikes. The inspector is not a licensed insurance appraiser. In fact, we specifically state that this inspection report is not to be use for insurance underwriting purposes. This inspection does include the roof and looks at the general condition of the system and for defects that may affect the performance of the shingle system. If you have concerns about possible hail damage and how that may affect the insurability of the home and roof, we strongly recommend that you consider asking your insurance company to come out and inspect the roof themselves.


(2) Roof was walked for inspection. "Walking" the roof does not indicate that every area of the roof surface was walked. A representative area was mounted and the entire surface, or as much as safely possible, was viewed from above as well as from the ground. Some slopes may not have been walked due to safety concerns or due to possible damage to the shingles.



C. Item 1(Picture)



C. Item 2(Picture)

 (3) Exposed staples / nail heads / fasteners observed on roof, all exposed fasteners should be sealed with appropriate roofing sealant to prevent water entry. The entire roof surface should be checked and repaired as needed at time of repair.

I	NI	NP	D
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C. Item 3(Picture)

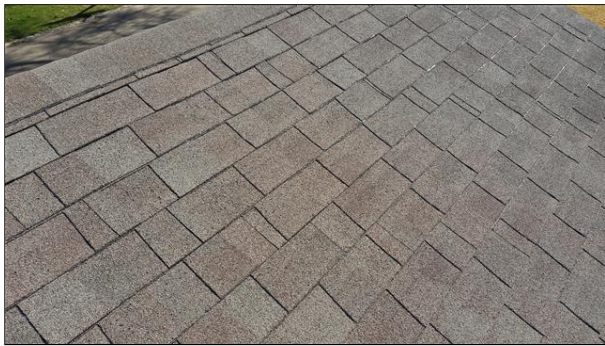


C. Item 4(Picture)



C. Item 5(Picture)


 (4) Plumbing stack boot rubber dried and cracking. Potential moisture entry point. Recommend review and repair as needed by a qualified contractor.



C. Item 6(Picture)




C. Item 7(Picture)

 (5) Observed asphalt composition shingle "blister rash" or "mumps" in some areas of the roof. This defect is controversial as to whether or not it is a functional or cosmetic defect. In our experience it is not normal and is not cosmetic. When found it appears to cause accelerated granule loose at the mumps over time. This case shows significant granule loss in multiple locations that is not consistent with the age of the roof. These shingles need to be replaced. Recommend review and repair as needed by a professional roofing contractor.

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C. Item 8(Picture)


 (6) Observed wear from wind at shingles edges. Recommend review and repair as needed by a qualified contractor.



C. Item 9(Picture)



C. Item 10(Picture)


 (7) Damaged / Pitted / Cracked shingles observed on roof. Cause of damage not determined. Recommend immediate review of shingles by qualified roofing contractor. Entire roof surface should be examined and repaired as needed at that time.



C. Item 11(Picture)



C. Item 12(Picture)


 (8) Plumbing vent boot improperly installed. Not folded over pipe. Potential moisture entry point. Recommend review and repair as needed by a qualified contractor.


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I NI NP D



C. Item 13(Picture)

 (9) Observed multiple areas of loose shingles on the roof. Pictures show examples. These areas had shingles that were slightly out of line and that were not properly adhering to the layer below. This condition leaves the shingles vulnerable to being blown off in high winds. Entire roof surface should be checked by a qualified roofing contractor and repair or replacement conducted as needed.

 (10) Observed instances in multiple areas of pockmarks or excessive granule loss on the shingles that may be consistent with hail damage or abnormal wear. Additional evidence of hail strikes were observed on metal roof features. This inspection does not specifically address hail damage or its severity. Recommend that the roof be evaluated by a qualified roofing contractor or insurance adjuster to determine the exact cause of this damage and if the damage warrants further action or replacement.

☐ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attics are accessed through accessible openings. Unless otherwise stated, attics are observed from the decking area only. If no decking is present observation is performed from the opening only. Some areas of the attic and structure will be unobservable due to framing, ductwork, design and insulation and are considered inaccessible for the inspection.

Approximate Average Depth of Insulation: 1 - 4 inches, 10 - 12 inches

Roof Structure: Conventional HIP Framing Design

Attic Insulation: Blown

Attic Wall to Interior Thickness: Not Visible

Comments:

I	NI	NP	D
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D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

(1) **NOTICE:** Inspector does not leave the decked attic areas for safety and property damage concerns. In the event that no decking is present or decking is considered inadequate or unsafe, the inspector will only view the attic from the opening. Any attic areas not visible from decking or the opening is disclaimed and excluded and may not be inspected. Inspectors are not required to produce an exhaustive list of deficiency locations in the attic. In the event deficiencies are noted, the entire attic should be reviewed by an appropriate specialist at the time of repair and/or before option periods expire.

NOTICE: No design review or structural evaluations are completed regarding the roofing structure. Visible structure is evaluated based on common standards for our area and only visible failures or deficiencies are noted. If you desire a complete structural evaluation of the attic and roof structure, you are advised to consult with a professional engineer licensed by the State of Texas.



D. Item 4(Picture)

(2) Garage attic not accessible due to storage.

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I NI NP D




D. Item 5(Picture)

(3) Master bedroom attic access was not accessible.

(4) The home has pull down attic access stairs. These units are inherently dangerous and often become loose and wobbly. Closing heavy wood stairs in areas with taller ceilings is particularly dangerous. Periodic maintenance should be performed to tighten all hardware and check for possible problems. Unless otherwise stated the inspection does not determine the safety of pull down stairs.

 (5) Attic access door located inside building envelope and not insulated and or weather stripped. Efficiency concern. Recommend review and repair as needed by a qualified contractor.

 (6) Some areas observed to have less than required R-30 minimum insulation level due to uneven installation. Insulation level at markers observed to be high points and some were still below recommended levels. Recommend having installer add additional insulation to bring the level to a constant level of at least R-30.

(7) Thermostatically controlled electrical powered attic fans were present. Units were not tested due to low ambient temperatures. Recommend confirmation of proper function when weather warms.

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

Exterior wall: Primarily brick veneer with some wood type siding products

Interior Wall: Primarily drywall materials

Comments:

(1) **NOTICE: The integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, fiber cement siding, drywall, plaster board, wall board, etc.) is not visible to inspect, changes depending on the amount of recent rain or lack thereof and is beyond the scope of our services and is excluded within our inspection. The lack of proper detailing and flashing, much or which by design is not visible, may result in water penetration behind siding resulting in water penetration and structural damage. While every effort is made to find visible damage many factors can effect the visibility (both normal light and Infrared) of such and no guarantee, warranty, is promised or implied by this inspection.**

I	NI	NP	D
I	NI	NP	D

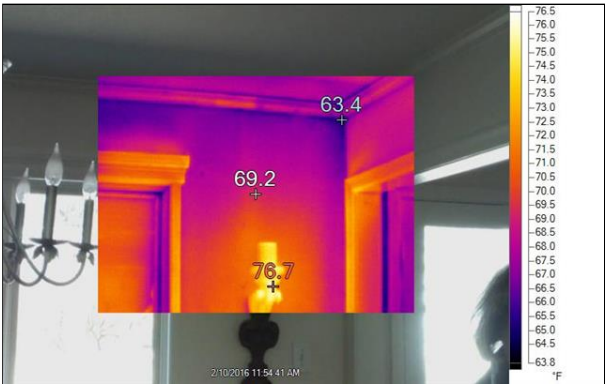


E. Item 1(Picture)

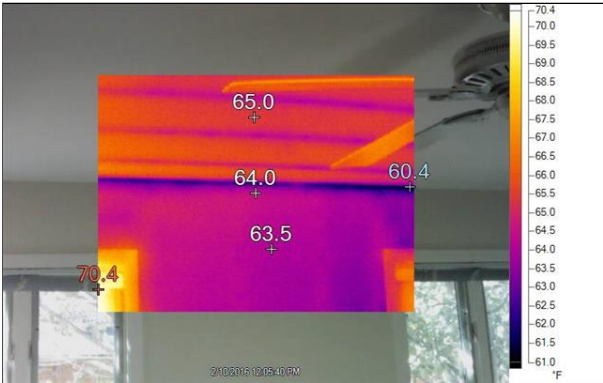
- (2) Observed that the cladding materials do not have the manufacturer required 2 inch gap between the bottom edge of the cladding/siding and the concrete flatwork. Failure to follow the manufacturers installation requirements can limit or void the manufacturer warranty on the product and could lead to premature product failure.
- (3) Rotted trim over garage over head door. Recommend review and repair as needed by a qualified contractor.



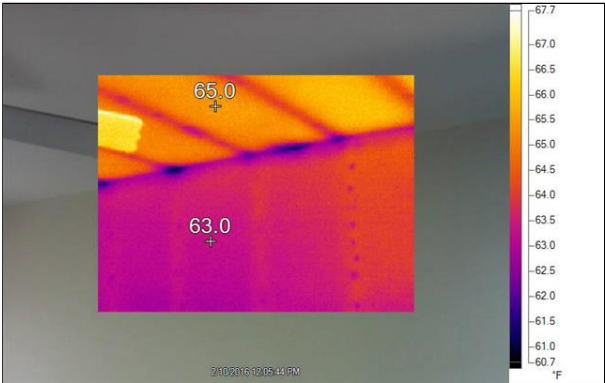
E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)

- (4) Exterior walls in the original construction areas do not have insulation. Efficiency concern. Upgrades may be desired. Typical for the age.

☒ ☐ ☐ ☐ F. Ceilings and Floors

Comments:

NOTICE: Infrared Imaging technology was employed to scan the home for signs of active leakage. In the hot summer weather of DFW, active moisture from a heavy rain may remain wet and

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

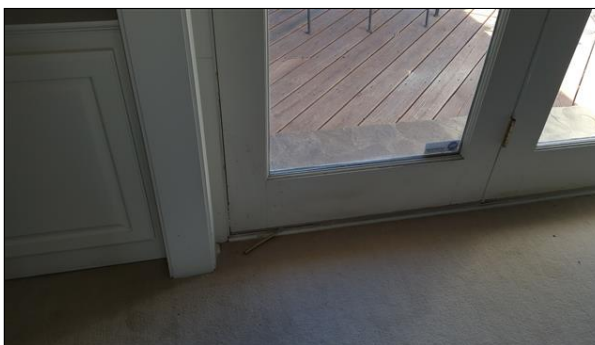
I NI NP D

detectable for only a brief period of time (generally 2 - 5 days.) Due to this short window of time that is completely weather dependant, Absolute Inspections, LLC makes no warranties or guarantees regarding moisture detection from roof leaks. You should also be aware of this time frame and the fact that water will dry, when specialized contractors come out to investigate a reported leak - if too much time has passed the evidence may have dried up. Specific Infrared moisture scans are available as a follow up service at a later time at a additional fee. Please contact our office for further information.


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


Comments:

(1) Although partial comments about locks and security may be made, this inspection does not determine the intrusion or security risks of the property. Many Police departments and private security companies offer optional security evaluations.



G. Item 1(Picture)

 (2) Gaps in / damage to weather-strip seal observed at exterior doors. Recommend repair or modifications for maximum efficiency. Locations include but are not limited to : master French doors

 (3) Hall bath door hits frame when closed. Top hinge appears to be loose. Possible cause. Recommend review and repair as needed by a qualified contractor.

☐ ☐ ☐ ☒ **H. Windows**

Comments:

(1) Accessible windows were checked for operation. Inspector does not move personal possessions to operate windows and any obstructed windows may be excluded. Failed thermal pane seals in insulated windows may be latent and unobservable or detectable and depending upon climatic conditions at the time of the inspection, visible moisture may or may not be observable. Windows are reported based on the conditions at the time of the inspection only, and no opinion as to future performance is made. If any windows are observed to have or exhibit failed seal, condensation or other defects, it is recommended that a professional window/glass contractor be consulted to evaluate all windows at the premises. Although partial comments about locks or security may be made, this inspection does not determine intrusion or security risk issues. This inspection departs from comparing the home to modern tempered or safety glass standards, any reference to such is partial. The condition of flashing behind exterior veneers is not inspected.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)

- (2) Caulking touchup/repair is needed at various window exteriors. Caulking incomplete in corners / voids, cracked caulk or missing areas observed. All windows should be checked and improved as needed for optimum efficiency and to prevent possible water intrusion.
- (3) Observed multiple Windows that are painted shut. Recommend review and repair as needed by a qualified contractor.

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

Comments:

- (1) Uneven vertical rise or horizontal run observed at front porch steps. Condition creates trip hazards, are a major cause of accident and injury around the home. Recommend using caution in areas where trip hazards exist or having them repaired.
- (2) More than two steps present. Common standards recommend that a handrail be present for safety when more than two steps are present. Location include but are not limited to: Front porch and rear deck

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments:

NOTICE: Fireplaces are not inspected to determine if they have proper air draw by design. Gas supply is tested if possible. Gas logs are visibly inspected only. Flames will not be started unless they are produced by a switch operated electrical ignitor or a gas pilot ignitor that is lit at the time of inspection. Inspector does NOT light unlit pilot lights nor apply flame to a manually operated starter.

NOTICE : Fireplace was inspected from the firebox in a limited fashion. The flue is not inspected. Regardless of deficiencies noted in this report I recommend further evaluation of all brick chimneys and any chimney over 10 years of age. Your fireplace and chimney should be inspected and cleaned or repaired as needed by a fireplace specialist on an annual basis.

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

Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D




K. Item 1(Picture)

(1) Wood deck present in rear. No structural analysis completed. Obstructs view of a large portion of the rear foundation. Appears to be in generally good condition.



K. Item 2(Picture)

 (2) Loose flagstones observed at front porch steps. Recommend review and repair as needed by a qualified contractor.

☐ ☐ ☒ ☐

L. Other

Comments:

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

II. ELECTRICAL SYSTEMS

- ☐☐☐☒
- A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Panel Type: Circuit breakers

Panel Capacity: 200 AMP

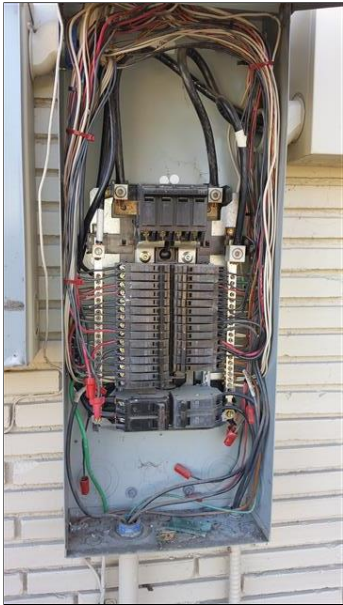
Electric Panel Manufacturer: GENERAL ELECTRIC

Service Ground Observed: Observed wire at ground at exterior near meter

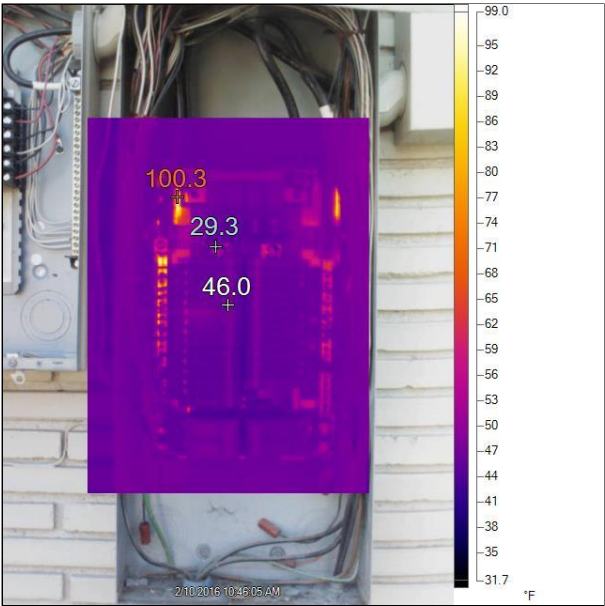
Comments:



A. Item 1(Picture)



A. Item 2(Picture)



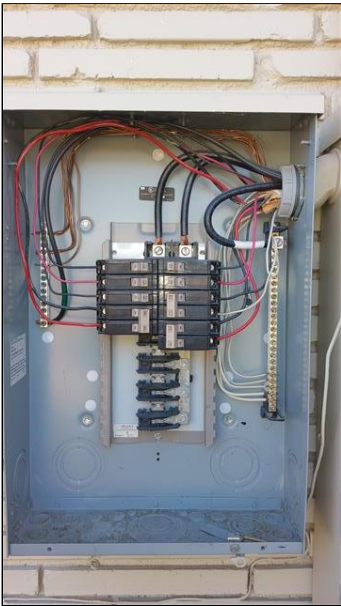
A. Item 3(Picture)



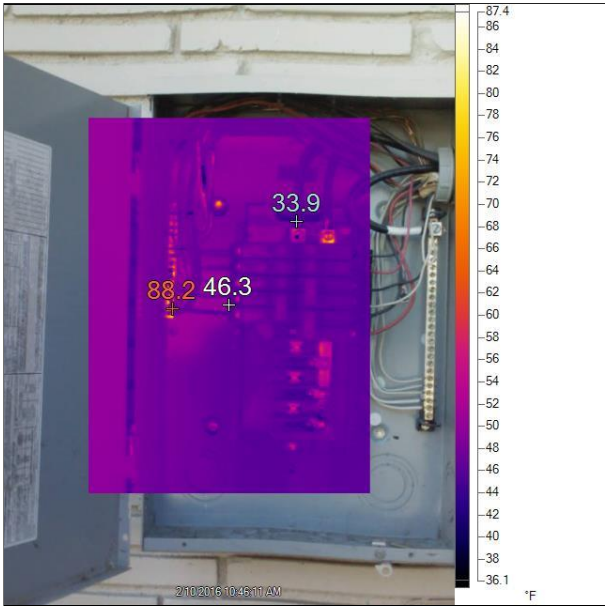
A. Item 4(Picture)

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I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



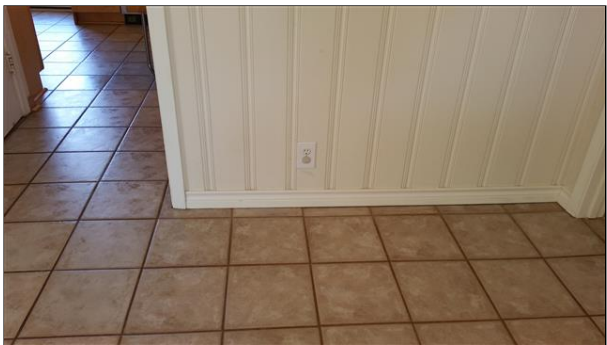
A. Item 8(Picture)

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

disclaimed and excluded from this inspection. Client should verify coverage and operation of the GFCI protection upon taking possession of the property. All parties should be aware that garage GFCI outlets has a known tendency to experience nuisance trips, particularly when a cold storage appliance is on the circuit. We recommend NOT having this configuration and adding a dedicated non GFCI protected circuit for cold storage devices, particularly if any valuable products are kept in the appliances. Absolute Inspections, LLC and it's inspector will accept NO liability nor responsibility for the failure of the GFCI outlets or breakers and/or ANY losses that result from such failures.



B. Item 1(Picture)



B. Item 2(Picture)

🏠 (2) Outlets observed that tested to have open grounds throughout the home. This condition is typical for an older house that originally did not have grounding. Some grounded outlets were found. Many non grounded outlets' original two-prong receptacles have been replaced with three-prong versions but are still missing grounding. This practice is typical but not proper. Recommend consultation with a licensed electrical contractor to discuss potential concerns with the current situation and possible repair/upgrade options.




B. Item 3(Picture)

- 🏠 (3) Noted GFCI (ground fault circuit interrupter) outlets that did not trip when tested. Recommend review and repair as needed by a licensed electrical contractor. Locations include but are not limited to : exterior
- 🏠 (4) Exterior outlet cover damaged. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : north side

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D




B. Item 4(Picture)

 (5) GFCI outlet defective / did not trip when tested. Recommend review and repair as needed by a licensed electrical contractor. Locations include but are not limited to : rear exterior



B. Item 5(Picture)

 (6) Front gfci outlet did not have power. Recommend review and repair as needed by a qualified contractor.



B. Item 6(Picture)




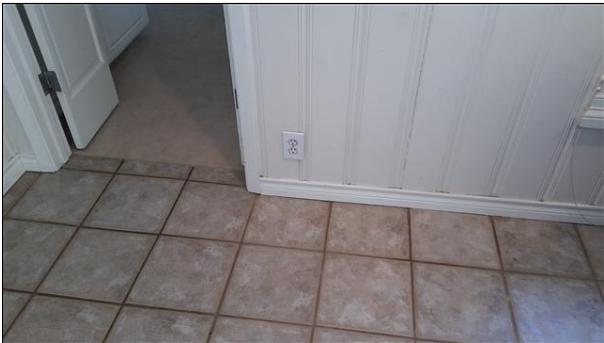
B. Item 7(Picture)




B. Item 8(Picture)

I	NI	NP	D
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 (7) Observed Covers missing at outlets. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : under kitchen sink, laundry room







B. Item 9(Picture)

 (8) Loose duplex outlets were observed. All outlets should be repaired so that they are securely mounted to the wall box and do not move when used. Locations include but are not limited to: pictured



B. Item 10(Picture)

-  (9) Outlets tested to have "hot / neutral" wires reversed. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : rear bedroom
-  (10) Rear bedroom ceiling fan did not function. Recommend review and repair as needed by a qualified contractor.
-  (11) Smoke detectors were not observed in the home. Recommend installing smoke detectors to modern code. This includes having them wired together as they would be in a modern home to match modern code. You should install detectors in each bedroom, each connecting hallway to bedrooms, ad at least one per floor level.
-  (12) No carbon monoxide detectors observed. Recommend adding this protection device.

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D




B. Item 11(Picture)



B. Item 12(Picture)




B. Item 13(Picture)

 (13) Wires observed terminated outside of an appropriate Junction box in attic. Recommend review and repair as needed by a qualified contractor.




B. Item 14(Picture)

 (14) Missing step light observed at rear deck. Recommend review and repair as needed by a licensed electrical contractor.



B. Item 15(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient				
I	NI	NP	D	
				<div> (15) Observed electrical wiring in contact with the soil. All electrical wires should be secured to the underside of the floor. Recommend review and repair as needed by a licensed electrical contractor.</div> <div>(16) Exterior lighting appeared to be controlled by multiple photo sensor controls. These lights were not inspected.</div>

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒ A. Heating Equipment

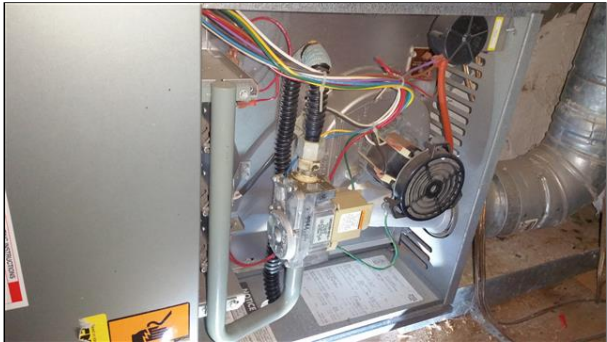
Type of Systems: Forced Air Furnace
Energy Sources: Natural Gas
Heat System Brand: TRANE
Number of Heat Systems (excluding wood): Two

Comments:
(1) We recommend that your heating equipment be serviced on an annual basis, before the start of the heating season. Annual service can help to keep the unit(s) running at peak efficiency, head off expensive repairs, and assure safety by checking for heat exchanger failures.
(2) Inspection of the integrity of the heat exchanger(s) is specifically excluded from this inspection. This part of the unit is not visible without major dismantling of the furnace, which is outside of the scope of the inspection.

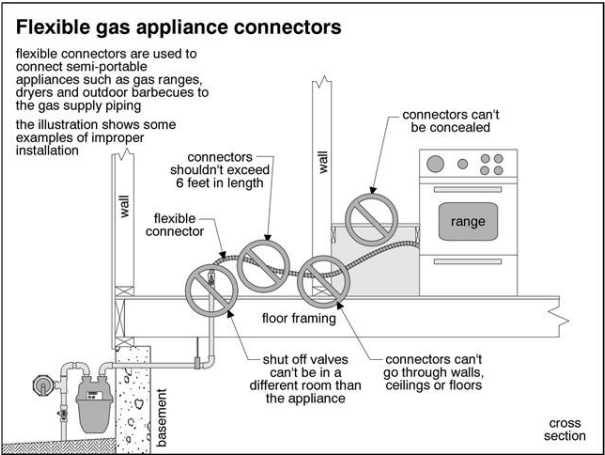


A. Item 1(Picture)


(3) The system(s) were operated using normal controls. The gas flame was a desirably blue color and no noticeable distortion of flames occurred when blower engaged.



A. Item 2(Picture)



A. Item 3(Picture)

 (4) Gas supply flex line(s) was/were routed into the cabinet(s). Current standards require that this connection be made outside of the furnace cabinet. Recommend repair by a licensed HVAC contractor. Locations include but are not limited to : main attic

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D



A. Item 4(Picture)



A. Item 5(Picture)

(5) Master furnace not fully accessible without disturbing ductwork and gas line. Inspected visually, without removing covers from 6 feet away.

☐ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Central Air Conditioning

Central Air Manufacturer: TRANE

Comments:

(1) We recommend that your cooling equipment be serviced on an annual basis, before the start of the summer season. Annual service can help to keep the unit(s) running at peak efficiency, head off expensive repairs and is recommended by manufacturers. You should speak to a licensed HVAC contractor about different service / tune up options.



B. Item 1(Picture)





B. Item 2(Picture)

(2) Operation not inspected due to cold outside temperatures at time of inspection. Running A/C unit or heat pump in cooling mode when outside ambient temperature is below 60 degrees, or has been below 60 degrees in the last 24 hours, can damage the compressor and will not give proper readings. Common industry practice is to have HVAC s checked when temperatures warm up again.




B. Item 3(Picture)

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

-  (3) Refrigerant line insulation is damaged/missing. Recommend review and repair as needed by a qualified contractor.
-  (4) Condenser fins were dirty and need to be serviced/cleaned. Dirty coils reduce air flow thru the system and may cause the unit to run less efficiently. Recommend periodic cleaning to maintain peak efficiency. Recommend review and repair as needed by a qualified contractor.



B. Item 4(Picture)

-  (5) Primary condensate drain line(s) trap(s) was/were not insulated. The Texas Real Estate Commission requires inspectors to identify the absence of insulation on the air conditioning primary condensate line as an item in need of repair. The insulation prevents condensation from dripping in the home. The first 10 feet of the primary condensation drain line should be insulated.

Primary condensate drain line(s) do/does not have a trap in the line. Manufacturer instructions generally call for a trap before the maintenance stub/pipe. This will prevent the AC system from losing pressurization. This will also solve the common complaint of a "hissing" noise at the sink drain where the primary drain line connects. Recommend review and repair by licensed HVAC contractor.


☐ ☐ ☐ ☒ C. Ducts Systems, Chases, and Vents

Ductwork: Insulated Flex Ducting, Limited visibility/inspection
Filter Type: Disposable
Comments:


- (1) This inspection does not address HVAC supply and return duct sizing or pressure testing. Such calculations or testing is specialized and beyond the scope of a typical home inspection. If you desire such inspection you are advised to contact a licensed HVAC professional to review the system(s).



C. Item 1(Picture)

-  (2) No filter installed at main attic unit. Dirty filter laying on the top of the unit. Operating system without proper filtration can cause excessive dirt buildup on the evaporator coils. Recommend review of the system by a licensed HVAC contractor to include system cleaning if deemed necessary by contractor.

I	NI	NP	D
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 (3) Master bedroom return vent was mostly obstructed by furniture. Limited inspection. Return vent opening should not be blocked.



C. Item 2(Picture)



C. Item 3(Picture)

 (4) Observed flexible ductwork in the crawlspace. Vapor barrier and insulation has deteriorated. Integrity of the duct was not tested. Leaks could be present which could draw in crawlspace. Recommend review and replacement by a licensed HVAC contractor.

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

IV. PLUMBING SYSTEM

☐ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Not Located

Location of main water supply valve: Not found (possibly covered by dirt/landscaping materials in flowerbed

Static water pressure reading: 80 psi

Comments:



A. Item 1(Picture)

(1) **NOTICE:** This inspection does not test for or address in any way, hidden or latent plumbing leaks or defects in the ground, the foundation, behind walls, behind or under appliances, or any location not normally visible. Specialized plumbing leak tests and video investigations are available as a separate service from specialist inspectors. Due to the expansive soils and foundation movement prevalent in our area, it is prudent to consider this type of specialized inspection in any homes older than 10 years regardless of the visual condition of the home. The chance for problems goes up exponentially with the age of the home, but is not predictable. The cost of such inspections is low compared to the potential repair costs. If you are interested in this specialized inspection service, please contact us and we will be happy to provide further information and contact information.



A. Item 2(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

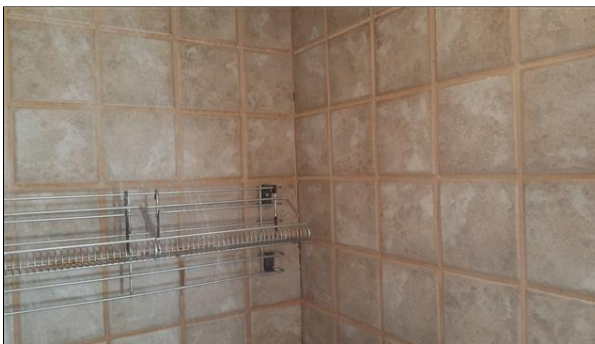
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- 🏠 (2) Front North exterior faucet leaks in wall. Suspect freeze damage. Recommend review and replacement as needed by a licensed plumbing contractor.



A. Item 3(Picture)

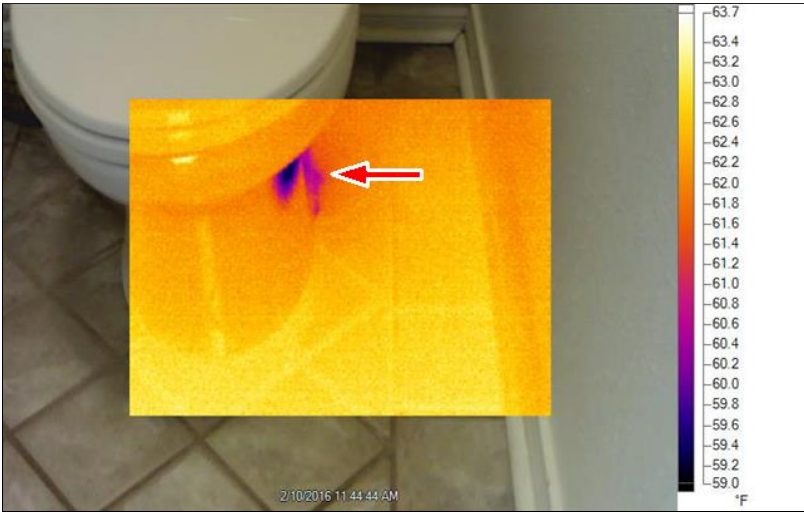
- 🏠 (3) Shower doors need repair. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : guest quarters.
- 🏠 (4) Kitchen faucet difficult to move from side to side. Recommend review and repair as needed by a qualified contractor.
- 🏠 (5) Master tub spout loose at deck. Recommend repair to secure this fixture to the decking to prevent possible leakage occurrence.



A. Item 4(Picture)

- 🏠 (6) Caulking repair or replacement is needed at shower / bath tub tile surround corners and seams. Caulking will remain somewhat flexible and will resist cracking. Caulking will be a normal maintenance item and will require periodic upkeep or replacement. Locations include but are not limited to: master shower
- 🏠 (7) Toilet bowl loose at the floor. Recommend resetting with a new wax ring and properly securing the bowl to the floor. Recommend checking for possible water damage if toilet is lifted. Locations include but are not limited to : master bathroom



I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D



A. Item 5(Picture)




A. Item 6(Picture)

-  (8) Active leakage observed at loose toilet base at floor. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : master bathroom
-  (9) Tub spout and valve assembly were observed to be loose in wall. Not properly secured to the studs in the wall. Repetitive movement of this fixture could lead to leakage in the wall. Recommend properly securing the pipe in the wall to the studs. Locations include but are not limited to: hall bath



A. Item 7(Picture)


-  (10) Gas pipe was observed to be in contact with the soil in the crawlspace and showed some corrosion. Recommend further investigation by a licensed plumbing contractor. This material does have a finite service life and will eventually need repair or replacement.

☒ ☐ ☐ ☐ **B. Drains, Wastes, Vents**
Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

(1) **NOTICE: This inspection does not test for or address in any way, hidden or latent plumbing leaks or defects in the ground, the foundation, or any location not normally visible. Specialized plumbing leak tests and video investigations are available as a separate service from specialist inspectors. Due to the expansive soils and foundation movement prevalent in our area, it is prudent to consider this type of specialized inspection in any homes older than 10 years regardless of the visual condition of the home. The chance for problems goes up exponentially with the age of the home, but is not predictable. The cost of such inspections is low compared to the potential repair costs. If you are interested in this specialized inspection service, please contact us and we will be happy to provide further information and contact information.**

 (2) Inspector did not observe any indication that the drain plumbing of this home had been updated. Due to the age of the system, this cast iron plumbing is in the prime time for potential end of service failure. Repairs can be very costly and, because the plumbing is buried and not visible, impossible to inspect from the outside. Recommend the consideration of further specialized inspection (video scoping) by a licensed plumbing contractor to determine the condition of this system.

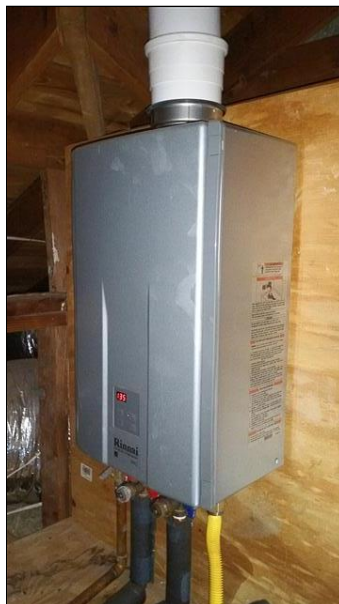
☐ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Natural Gas

Capacity: Tankless


Water Heater Location:: Attic (Accessible by pull-down attic stair unit)

Comments:



C. Item 1(Picture)

(1) Did not check operation of T&P valve due to possible damage of resident's property, or the valve mechanism. Because these valves are not normally used, operation during the inspection can cause the valve to leak. Manufacturers generally recommend testing this valve monthly. If further inspection of this device is desired a licensed plumbing contractor should be contacted.

 (2) Water heater did not have a safety/drain pan. The TREC recommends that all water heaters be installed with a safety/drain pan which is plumbed to the exterior to prevent water damage in the event of a tank leak. Even in garage locations the unit is generally next to at least two interior walls where water will leak to in the event of failure.

(3) Most manufacturers recommend that a tankless heater be flushed of impurities every six months to two

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D


years. A flush kit can be obtained from a licensed plumbing contractor. DIY kits are also available. I recommend that you check with your unit's manufacturer to determine exact schedules, techniques, etc. Tankless water heaters can last 20 or more years with proper maintenance.
(4) Guest apartment / garage water heater was not inspected due to lack of access into the garage attic.

☐ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:



D. Item 1(Picture)

-  (1) Was not able to access motor for visual inspection. Does not comply with National Electric Code (NEC 430-14) requiring that motor must be accessible for servicing.
- (2) Whirlpool baths are a potential source for certain types of medical / health hazards. For more information visit www.whirlpoolcouncil.com. You should check with your manufacturer as to how and how often to clean this unit. A regular cleaning program is recommended. Once a month -- or more often for tubs that get a lot of use -- you should also remove any accumulation of bath residue (from body oils, dirt, soaps, shampoos, lotions) from the whirlpool system. First, fill the bath with hot water (up to 140° F) and add 4 tablespoons to 1/4 cup of a low-foaming disinfectant (such as powdered dishwasher detergent). Some manufacturers suggest adding 1/2 cup of household bleach. Turn off the air induction and run the water jets for 10 to 15 minutes. Then drain the bath and refill with cold water only. Run the whirlpool for 10 to 15 minutes, then drain again. There are also commercial cleaning products made specifically to do this job.
- (3) GFCI was observed and tested properly.

☐ ☐ ☒ ☐ **E. Other**

Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

V. APPLIANCES☐ ☐ ☐ ☒ **A. Dishwashers**

Comments:

The dishwasher was operated in a normal or short cycle. The bottom plate of the unit was NOT removed and any moisture or moisture damage, past or present, under or behind the unit is disclaimed and excluded.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The food waste disposer was inspected and appeared to be functioning as intended at the time of the inspection.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**


Comments:


The range hood is incorporated into the microwave unit and is a recirculation type hood, meaning it is not exhausted to the exterior. This unit was inspected and appeared to be functioning as intended at the time of the inspection.


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

Comments:

(1) Electric Cooktop operated. Functioned properly at time of inspection.

 (2) Range unit did not appear to be equipped with an anti-tip device when tested. This is a safety feature that prevents the unit from tipping over. This is a safety feature that should be added.

 (3) Display very dim and hard to read. Recommend review and repair as needed by a qualified contractor.

 (4) Oven did not function in bake mode. Recommend review and repair as needed by a qualified contractor.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:



E. Item 1(Picture)

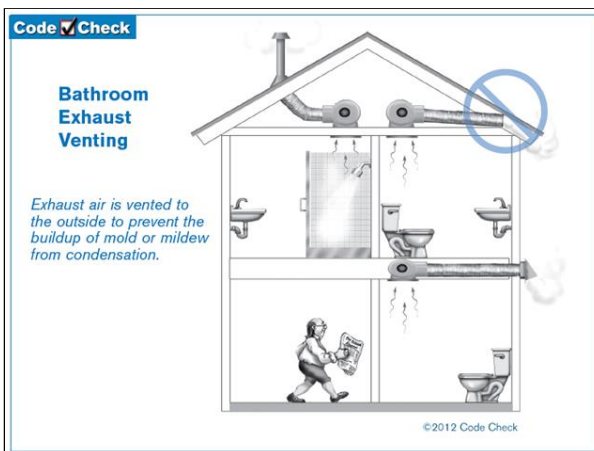
The microwave unit was inspected and appeared to be functioning as intended at the time of the inspection. Inspection of the microwave is for heating ability only. No radiation leak testing was completed.

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


Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D




F. Item 1(Picture)

 Appear to improperly vents into attic. Modern standards require all vents to terminate to the exterior to prevent humidity buildup in attic space. Various remedies exist, review and repair.

☐ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

(1) The sensors are in place for garage door(s) and will reverse the door.

 (2) Automatic garage door opener(s) did not reverse to pressure when tested. Opener should be adjusted to reverse to a "reasonable" amount of pressure as applied by holding your hand under the door and trying to stop it from closing. This is a safety feature to protect small children and can typically be repaired by a simple adjustment of the "closing pressure" or "down pressure" dial (if the unit has one, some older models do not).

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

(1) Concealed sections of vertical exhaust ducts are not inspected due to limited access. You are advised to perform annual maintenance to this system to help ensure safe operation.

No inspection of the interior of the dryer vent is conducted. It is recommended that you have the dryer vent cleaned upon move in and annually thereafter.

(2) Dryer vent was inspected and appeared to be properly installed at the time of the inspection.

☐ ☐ ☒ ☐ **I. Other**

Comments:


I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

Comments:

(1) All zones appeared to be working acceptably. Some overspray onto the house, fence or concrete was observed. Recommend monitoring the system and performing periodic maintenance as needed. Special attention should be given if you contract your lawn service.

 (2) Rain / Freeze sensor was not observed on automatic sprinkler system. TREC standards require this to be noted as deficient. You should consider the addition of a sensor. Such may not have been required when system was installed.

 (3) System zones not labeled. Modern standards require a list of zones at the controller.

Explanations and Limitations

· ***Please read everything! It is important!***

Reading everything may be tedious, however it is important that you and all interested persons read the report, these explanations and limitations, the inspection agreement and any addenda, ***before the property is purchased.***

· **General statement**

Thank you for using Absolute Inspections, LLC to conduct your inspection. It is important for you to understand that the purpose of the inspection is to provide an *overall* understanding of the *general property condition*. Unless departed from this inspection is performed to the Standards of Practice of the Texas Real Estate Commission. Some safety concerns may be reported by the inspector however it is important to understand that this is not a comprehensive safety inspection and all unsafe potentials are not inspected. Identification of items that do not meet modern construction standards or codes are not a part of this service and are departed from and any comment regarding such is partial. For the purpose of this report the terms "appropriate" and "proper" as used in the TREC Standards of Practice is defined as: "meeting building practices customary to the region relative to the age of the item being inspected"; the terms do not mean compliance to manufacturer specifications or codes. In some circumstances TREC requires the inspector to compare the home to modern standards however this comparison is very limited. Comparing the home to new construction standards is an optional service you may request. The inspector's opinions are made based upon what was seen at the time of inspection in readily accessible areas. Furniture, stored items, foliage and flooring are not moved for inspection purposes. It is important to understand that while ***the inspection attempts to reduce your risk, it will not eliminate your risk.*** Although the inspector tries to be thorough, ***this cursory report does not represent all defects (large or small) and unsafe conditions (minor or major) to have been discovered or completely interpreted.*** Such expectation is simply beyond the scope of this limited service. ***It is likely the inspector will fail to recognize a repair need. Guarantees, warranties or protection against errors and omissions are not expressed or implied.*** Comprehensive inspections are available for higher fees if you are interested. Unless specifically stated in the report, all of the following limitations apply to the inspection performed. There are times when an inspector may recognize a specific condition or make a recommendation that exceeds these limitations and such is simply presented for your added convenience and should not be construed as a comprehensive statement. You are advised to have all issues, regardless of their apparent insignificance, investigated by properly trained repair specialist before acquiring the property. If you have questions or are unclear regarding our findings, please call us before you buy the property.

· **Legalese**

We ask for your patience regarding this information, as we are aware that limitations and disclaimers are offensive. Remember, if there is something we are not doing which is important to you, ask us about optional inspections that might be available.

· **Digital Photos**

Digital photographs are taken of the property during the inspection. These photos are used to document repair items and/or to document the conditions of the property at the time of the inspection. Photos are included in the report as needed to provide clarification and reference. Not all photos taken during the inspection will be included in the report. All photos are kept on file and are considered to be part of the documentation and notes of the inspection. These photos may be used at a later date to confirm conditions at the time of the inspection. If you would like to have a copies of all photos taken during the inspection, they are available by email or CDR upon request.

· **Ask for the seller's disclosure notice (on existing home inspections.)**

We recommend you obtain and read a recent or current version of the seller's disclosure notice. The disclosure should be updated to reflect conditions at the time of closing. The disclosure notice is important because it addresses many issues our inspection does not include. When you obtain a copy of the sellers disclosure form, you should request copies of all known property condition reports, some of which might include engineering reports, home inspections, termite inspections, environmental, home warranty and insurance inspections. Additionally, prior repair or termite treatment documentation should be provided if available. Differences may exist between this report and any other documents, please contact the inspector to discuss such *before closing*. We recommend you ask if any insurance payments pursuant to a claim have been made for damage to the property and then not used to make repairs for which the claim was submitted. ***If provided to the inspector, the disclosure and prior reports may be briefly reviewed however the inspection does not conduct a detailed comparison or validation of the disclosure documents. We can review prior documents (document review) for an additional charge. The TREC inspection does not address all of the items found on a standard disclosure statement nor does the inspection determine if disclosures are accurate and complete.*** If this inspection report is used to prepare a seller's disclosure it is important to know

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that the information we provide is supplemental to the disclosure document and the seller's knowledge of the property. ***The seller may not eliminate their responsibility for full disclosure by substituting this report.***

· **Past or future inspections.** Past or future inspections may discover additional repair and safety findings. If we were to inspect this property a second time a new finding or opinion is likely to be discovered. Future changes or interpretations of the TREC inspection Standards of Practice may cause conditions to be reported on a future inspection that are not included in this report. If you are aware of issues the inspector did not recognize please bring that to our attention before you buy the property so that it may be discussed.

· **This report prepared for?**

This report is prepared exclusively for the person or persons named on page 1 and are not transferable to any other person or company. Home warranty, insurance or appraisal companies may not use this inspection. This report does not meet HUD Appraisal VC requirements. If you are a third party or different buyer and are referring to this report, do not rely on it to make a selling or purchasing decision. You are recommended to hire your own inspection company to represent your interests.

· **Should you buy a home warranty?**

Home warranties are officially called Residential Service Contracts and the companies are regulated by TREC. We refer to them as home warranties because that is the language commonly used. There are various independent home warranty companies that sell policies that offer **very limited protection** against the failure of certain mechanical items in the home. Some companies offer optional limited coverage for the treatment of termite infestation (but not damage). The overall age of the mechanical features found in the home and the amount of risk (unforeseen expenses) you are willing to accept usually determines whether or not one would choose to purchase such a policy. Even though the policies are very limited, we recommend you consider purchasing a policy to reduce your risk. The TREC or your Real Estate agent usually has a list of various home warranty company names you may investigate. ***Our report is not to be used by a warranty or insurance company for the purpose of underwriting a policy. Our report does not address many of the exclusion clauses used by warranty companies to deny coverage.*** As a precaution, you should make sure the warranty company has accepted the conditions of the property ***without limitations or exclusions prior to closing.*** ***Warning: we find home buyer expectations often exceed the limited coverage offered by warranty companies. Do not assume you are covered and protected just because you have this type of service contract, read your warranty contract carefully before closing.***

· **Homeowners insurance.**

We have heard of policies being cancelled shortly after closing due to preexisting conditions. Likewise, future claims may be denied on the basis of pre-existing conditions. As a precaution, you should make sure your homeowner's insurance company has accepted the property without limitations or exclusions prior to closing. If exclusions exist they should be specified in writing. ***Our report is not to be used by an insurance company for the purpose of underwriting a policy.***

· **General limitations and departures**

Unless specified, the following is not determined or inspected: conformance to code; comparison to modern construction standards; habitability; insurability; life expectancy; structural capacity; appraised value; conditions in inaccessible areas; survey & easement determinations; flooding potential; wood destroying insect activity; wood destroying organism activity; wood destroying insect or organism damage; future performance of systems such as but not limited to foundation, roof, drainage and HVAC systems. This is not a comprehensive safety inspection and the risks of hazards such as, but not limited to: fire, electrocution, collapse, trip/slip/fall, personal injuries and/or property damage risks are not eliminated or warranted by this inspection service. Identification and reporting of product recalls, pending litigation or defective materials are not a part of this service. The home could be made safer by bringing it up to the most current codes or construction standards. If the home is not brand new it probably will not meet the most current codes for safety; likewise, even a new home may not be completely safe.

· **Environmental**

The inspection does not address environmental inspections. Any reference to such is partial and should be followed up on by you with special inspections before closing. Some, but not all, environmental or contamination concerns might be: lead; urea formaldehyde; radon; asbestos; pesticides; allergens; electromagnetic fields (EMF), microbiological [mold, mildew, etc.] conditions. The potential for these conditions to exist varies from building to building. If you are concerned about any of these issues you should contact an appropriate expert for special inspections.

· Mold

The inspection does not inspect for the presence or risk of microbiological contaminants such as mold. Given the proper conditions, mold can exist in any home and is commonly associated with air ducts, air conditioners, crawl space areas and any area repeatedly wetted. Mold can exist in inaccessible areas and may not become visible until renovation or repairs begin. Areas we have seen associated with mold can be, but are not limited to: warped wood floors; past or present leaks from sources such as air conditioners, water heaters, roofing, leaking wall systems, plumbing, refrigerators, icemakers, toilets, showers, bathtubs, flashing, windows, appliance failures, floods, air ducts in a crawl space to mention a few. EIFS (synthetic stucco) may also be a candidate for increased mold risks. Although the inspector does not perform mold inspection as part of the home inspection the inspector may have a good general knowledge about molds. Any comment about mold should be considered incomplete and worthy of optional testing consideration. If you are concerned about mold and indoor air quality you should call an appropriate indoor air quality expert for special inspections. Be advised, mold inspection testing can cost \$500 to \$5000 and the results of the tests are often ambiguous and confusing. Information about mold remediation can be found at the EPA internet site <http://www.epa.gov/iaq/molds/index.html>. The Texas Department of Health has a links page at <http://www.tdh.state.tx.us/beh/iaq/MoldLinks.htm>. The inspection also does not determine if there have been prior water damage or floods in the home. Some insurance companies are not providing coverage on homes with a history of flooding. Refer to the seller's disclosure for possible information regarding this item and check to see your insurance company does not have an underwriting issue.

· Structural and foundation

Structural comments are of conditions seen at the time of inspection and such comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies that you can obtain from other sources. Unless specified, the following is not determined or inspected: the potential for the structure to experience future problems; the potential of underlying soils to experience movements and/or water flow; whether the soils of a neighborhood or home site are stable; the existence or quality of prior repairs; the potential of future repair; failure analysis; documentation of all possible movement or repair indications; calculation of structural capacities; the condition of underground piers or pilings; construction material type or quality; ventilation calculations; deck & balcony capacity (especially cantilevered balconies); retaining wall conditions or capacity, capacities or life spans; framing span, point load and spacing calculations. For inspector safety reasons, crawlspaces with less than 18 inches of clearance are considered obstructed and / or inaccessible. All accessible crawlspace areas are observed in a cursory fashion. Extensive wood probing is not done and wood damage or plumbing leaks may remain undetected. Comprehensive crawlspace examinations are available and entail additional fees. If termite damage is found, the extent of such is not determined. More comprehensive structural engineering follow-ups to this inspection are an option you may consider. As is the case with most North Texas homes, future movements and possible repairs are possible.

· Termites and wood destroying insects / organisms

This report does not determine if wood destroying insects (WDI), organisms or damages resulting from such are present in the property. Any reference to such aforementioned conditions is partial and incomplete. If the home has a crawl space be it known that the inspector did not probe all woods and that undiscovered damages may exist. Likewise, condition of construction materials inside walls or in attics is also unknown.

· Drainage

Drainage comments are made regarding conditions surrounding the immediate building inspected at the time of inspection. Unless specified, the following is not determined or inspected: flood plain considerations; condition of or termination points of underground drainage systems; water penetration or poor drainage histories; flooding or water penetration potential of crawlspace soils, mold or microbiological growths, home site, below grade living and storage areas; capacity of site to discharge rain waters acceptably; underground water tables or springs; what impact this sites drainage may have on other properties and vice versa; impact of vegetation on building systems. Special inspections such as topographical surveys, flood plain inspections and sub surface water table tests are available from other sources.

· Roof and attic

A cursory observation of roof systems and surfaces as they appear at time of inspection is done. The inspector is looking for immediate significant repair needs. Roof surfaces are observed from ground level with binoculars or from a 13-foot ladder randomly placed at eaves. If access and safety permits, the inspector will walk on some roof surfaces. Roof surfaces exceeding 4/12 pitch are considered steep and unsafe for the inspector. Attics with less than 4 feet of clear headroom and/or areas that are not decked are considered inaccessible and unsafe for the inspector. Circumstances such as access limitations and insulation will prevent all roof and attic areas from being seen. Roof performance may differ in other weather conditions. Unless specified the following is not determined or inspected: remaining lifespan; manufacturing defects of materials; fastener appropriateness; prior hail activity or damage; if the roof was installed to manufacturer or code specifications; the adequacy of framing spans / supports or the leak resistance of the roof at any future date; that flashing

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is present or proper in all possible locations; the ability to pass insurance or other inspection - appraisal - lender requirements; the number of layers which exist or presence of felt. We recommended you refer to the seller's disclosure for information about prior leaks, repairs, hail activity or insurance claims.

· **Insulation**

Insulation is observed when entering accessible attics. Unless specified the following is not determined or inspected: insulation type; presence of asbestos; energy efficiency; cellulose risks (corrosion and fire); fire spread risk potentials; R value; the presence of insulation inside wall or ceiling voids; ventilation provisions between insulation and roof decks (found on vaulted ceilings); vapor barriers or barrier orientation.

· **Exterior & interior walls**

Unless specified the following is not determined or inspected: conditions related to Exterior Insulated Finish Systems (EIFS or synthetic stucco) walls. All homes with EIFS or synthetic stucco should be inspected by a specialist for proper installation, water penetration and mold before closing; the presence of window safety or tempered glass to modern standards; water penetration potentials of masonry mortars or joints; performance of synthetic stone or composite/glued wood systems; the lifespan of materials; fastener condition or quality; rail load capacity;

· **Windows**

Unless specified the following is not determined or inspected: Security systems; the presence of window safety or tempered glass to modern standards; locks or security devices; emergency escape dimensions; the presence or condition of weep holes or flashing behind exterior veneers. Windows are randomly operated and storm windows are not operated. Thermal pane inspection is limited to available light and distinctly obvious failures. Subtle seal failures may go unseen. Windows are a common leakage points and should be inspected during rainy periods for leaks.

· **Fireplace**

Unless specified, fireplaces are observed from ground level and the following is not determined or inspected: drafting characteristics; compliance to codes or modern construction standards; clearance from combustibles; chimney caps, crowns; structural capacity of masonry chimneys supported on concrete or wood; condition of gas lines in inaccessible areas. Be advised, older fireplaces usually do not meet current codes or construction standards. Specialty inspections are available from chimney specialists.

· **Electrical**

Electrical features are operated with normal controls. Switches, outlets and fixtures are randomly checked. While some observations may be code related, this inspection does not determine if the system complies with code or modern construction standards. Unless specified, the following is not determined or inspected: electrical capacity; condition of all conductor insulation in crawlspace or attic areas (randomly inspected); voltage and ampacity; overcurrent capacity determinations for any item including installed appliances; comparing circuit breaker or fuse capacity to installed appliance listings; insurability of the system; aluminum wire systems or condition of connectors, tracing conductors; fire detection, phone, security, computer, cable/satellite TV or radio/intercom systems; interior or exterior low voltage lighting systems. This inspection does not certify or warrant the home to be free from risk of fire, electrocution or personal injury/death. Electricity can be dangerous, always have a licensed master electrician familiar with local code perform repairs.

· **Heating & cooling**

Systems are operated with normal controls. Air ducts and registers are randomly evaluated. Unless specified, the following is not determined or inspected: register air flow velocity or capacity; air duct cleanliness or mold; the ability of the system to heat and/or cool the building evenly; system refrigerant levels (pressure gages are not used); code or construction standard compliance; refrigerant leaks; refrigerant type such as R22 versus its replacement; gas fueled air conditioners; cooling or heating capacity; humidifiers; electronic air filters; dampers; programmable thermostats; heat exchanger condition; geothermal heat pump ground loops; solar equipment; radiant floor heat systems; boiler systems; supplemental water heating devices; remaining life; if the item will be covered by a warranty company. In order to avoid damaging the system, air conditioners are not activated if outdoor temperatures are below 60 degrees; heat pumps are not operated in heat mode if outdoor temperatures are above 70 degrees or in air conditioning mode if outdoor temperatures are below 60 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detector alarm systems that can be purchased and easily installed. We recommend you consider this type specialty detector for safety reasons. Obtaining an optional home warranty from a TREC approved provider can reduce the risks of appliance failure.

· **Plumbing**

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Fixtures are operated with normal controls for a limited period that probably do not simulate actual usage. Unless specified, the following is not determined or inspected: system capacity; condition of gas supply line (especially buried service lines), sewer and water supply lines under grade, under the foundation, inside inaccessible areas such as wall voids or in the crawlspace; freeze damaged pipes inside enclosed areas; presence or operation of back flow prevention devices; water potability; lead contents or testing; solar equipment; water conditioners & filters; water heater temperature and pressure relief valves; exterior and interior shut off valves; private water supply equipment and sewage disposal or septic systems; condition or quality of polybutylene or plastic piping. Water temperature is not measured and you are advised to have the water heaters adjusted to provide less than 120 degree water at all fixtures and to consider improving the residence by installing temperature limiting devices wherever possible to reduce scalding risks. Be advised, plumbing under concrete slab foundations is more likely to need repair as time passes and these repairs can be expensive. We are presently unsure of how old the home must be before this becomes a significant concern. Other companies can perform specialty inspections of under ground plumbing if you are interested.

· **Water Heaters**

Unless specified, this inspection departs from operation of the temperature and pressure relief valve to prevent inadvertent property damage. The life expectancy of water heater tanks varies, however 8 to 12 years is a reasonable expectation. Older appliances or appliance located in attics pose a higher risk of flooding the home. Safety pans drains of attic units are notorious for clogging and failing to function. These drains are not inspected other than to confirm their presence. Because there is a major water damage and flooding concern related to tank failure, water heaters may best be replaced BEFORE failure as a preventative maintenance measure. You should consult a licensed plumbing contractor as to when the best time to replace the appliance may be. The inspections did not check for bacterial contamination issues. Unless specified, manufacturer recalls, such as dip tube and / or gas valve failures, are not determined. The water heater should be regularly flushed as a routine maintenance measure. We recommend the installation of an audible water alarm on ALL water heaters. One such device is made by Sonin and can be found at www.sonin.com.

· **Appliances**

Appliances are operated via normal controls only. Unless specified the following is not determined or inspected: temperature regulator devices on water heating systems or plumbing fixtures; water temperatures; burn or scald risks of appliances; electrical shock or fire risks; explosion risks of water heaters; remaining lifespan; the risk an appliance might pose to a user (for example, we do not determine if reaching over a range top to activate a control is unsafe). Obtaining an optional home warranty from a TREC approved provider may reduce the costs of appliance failure.

· **Gas fired Appliances and Carbon Monoxide**

Unless stated, the inspection does not measure carbon monoxide levels and the future potential for carbon monoxide contamination is not determined. If back drafting is recognized it will be reported. There are many conditions that can cause excessive carbon monoxide and back drafting. If the home has gas fired appliances you are recommended to install approved carbon monoxide monitors per the Consumer Product Safety Commission or manufacturer recommendations. All gas fired appliances should be serviced annually by competent professionals.

· **Smoke Detectors**

Unless stated, the inspection does not test or determine the adequacy of all smoke detection devices. These items are important for life safety and you should consider updating the home to the newest standards. Regular periodic safety checks are important.

· **Landscape sprinkler system**

Systems are manually cycled through various zones. Unless specified the following is not determined or inspected: code or construction standard compliance; programmable features or clock operation; rain delays; quality of coverage; underground leakage or freeze damage. Almost all sprinklers will spray onto the home at some point. We recommend you maintain the system to reduce over spray to a minimum so as to reduce the likelihood of wood rot and water penetration. Lawn sprinklers are conducive to attracting termites and insects due to increased moisture availability.

· **Swimming pools and or Spas**

Unless specified, the following is not determined or inspected: code or construction standard requirements; equipment is not disassembled; backwash systems and drain line; D/E filter grids, cartridge filters or sand filter media condition; inaccessible wiring condition; heating capacity; underground leakage of any kind; structural integrity or stability of shell; valve operation; programmable or remote controls; thermostat controls; tile adhesion; future performance of decks and deck surfacing materials; plaster or pool surfacing material life spans; sweeps; vacuums; hose; water conditioning equipment; water flow at all returns or inlets; main drain performance; life expectancy; safety of suction openings; Fiberglass or vinyl liners; Water quality. **Pools are inherently unsafe.**

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Pool safety, some of which include electrical, diving boards, slides, slippery surfaces, access issues or spa drain (suction) considerations are not addressed. All pools and spas have potential dangers and you are advised to become familiar with the issues of pool safety. Comprehensive inspections are available from specialists.

· Referrals

Because we do not perform repairs on buildings we inspect (conflict of interest and illegal) we are often asked for referrals. We may or may not know of a contractor to refer. If we know of a quality contractor we will refer you. Realtors, coworkers, neighbors and friends are also good sources for referrals of quality contractors. Regardless of where who you obtain a referral from, you are advised to research them and their competition.

· Conclusion

Thank you for your patience regarding the abundant limitation language and legalese. We wish we could keep things simple but today's litigation prone world just doesn't seem to allow it.

End of Report

Thank you for choosing Absolute Inspections, LLC and trusting us to inspect your home. Our business thrives and grows with referrals and we hope you will recommend us to your friends. If we can be of any further help to you please call at 972-463-0887.

General Summary



Absolute Inspections, LLC

**2400 Jupiter Rd
Suite I-4
Plano, TX 75074**

Customer
Happy Buyers

Address
10101 Older Dallas Property
Dallas TX 75218

The following section is an abbreviated summary of defects and important comments pertaining to your inspection. It is provided purely as a convenience to assist in conveying information from the report to other parties as they might pertain to repairs or negotiations.

THIS SUMMARY SECTION IS NOT THE FULL INSPECTION REPORT. DO NOT RELY ON THE SUMMARY ALONE FOR DECISION MAKING PURPOSES. FAILURE TO READ AND UNDERSTAND THE ENTIRE REPORT CAN BE VERY COSTLY.

The summary does not contain pictures and other important information that may be included in the full report. **By using this summary the client agrees to all limitations, exceptions, disclaimer and explanations located at the beginning and end of the report as well as any additional information contained in the report.**

Please read the full report.

I. STRUCTURAL SYSTEMS

A. Foundations

Deficient



(4) Crawlspace access opening was smaller than the required 18" X 24". Inspector was able to enter the crawlspace despite the small opening. Recommend enlarging the opening for easier access.





B. Grading and Drainage

Deficient











(2) Observed a minor negative slope in the grading towards the house/foundation. These areas do not appear to drain water away from home and may need landscaping and drainage alterations. Locations include but are not limited to: front, North side

I. STRUCTURAL SYSTEMS

-  (3) Soil level observed to be too high at various locations around the foundation. Ideally there should be a gap of 4 to 6 inches between the soil and the bottom of the brick / top of foundation. Failure to maintain this gap can lead to moisture penetration in wall and is known to be conducive to termite activity. Recommend modifications to achieve and maintain this spacing. Locations include but are not limited to: front of home
-  (4) Recommend removal of storage against structure at rear of garage.
-  (5) Observed gutter downspout(s) that are missing the bottom elbow piece to properly route water. This condition is detrimental to the performance of this system. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : garage, rear yard
-  (6) The gutters are full of debris in areas and needs to be cleaned. Gutters will not function properly when full of debris and actually cause damage to the home if they overflow. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend review and repair as needed by a qualified contractor.



C. Roof Covering Materials

Deficient

-  (3) Exposed staples / nail heads / fasteners observed on roof, all exposed fasteners should be sealed with appropriate roofing sealant to prevent water entry. The entire roof surface should be checked and repaired as needed at time of repair.
-  (4) Plumbing stack boot rubber dried and cracking. Potential moisture entry point. Recommend review and repair as needed by a qualified contractor.
-  (5) Observed asphalt composition shingle "blister rash" or "mumps" in some areas of the roof. This defect is controversial as to whether or not it is a functional or cosmetic defect. In our experience it is not normal and is not cosmetic. When found it appears to cause accelerated granule loose at the mumps over time. This case shows significant granule loss in multiple locations that is not consistent with the age of the roof. These shingles need to be replaced. Recommend review and repair as needed by a professional roofing contractor.
-  (6) Observed wear from wind at shingles edges. Recommend review and repair as needed by a qualified contractor.
-  (7) Damaged / Pitted / Cracked shingles observed on roof. Cause of damage not determined. Recommend immediate review of shingles by qualified roofing contractor. Entire roof surface should be examined and repaired as needed at that time.
-  (8) Plumbing vent boot improperly installed. Not folded over pipe. Potential moisture entry point. Recommend review and repair as needed by a qualified contractor.
-  (9) Observed multiple areas of loose shingles on the roof. Pictures show examples. These areas had shingles that were slightly out of line and that were not properly adhering to the layer below. This condition leaves the shingles vulnerable to being blown off in high winds. Entire roof surface should be checked by a qualified roofing contractor and repair or replacement conducted as needed.
-  (10) Observed instances in multiple areas of pockmarks or excessive granule loss on the shingles that may be consistent with hail damage or abnormal wear. Additional evidence of hail strikes were observed on metal roof features. This inspection does not specifically address hail damage or its severity. Recommend that the roof be evaluated by a qualified roofing contractor or insurance adjuster to determine the exact cause of this damage and if the damage warrants further action or replacement.


D. Roof Structures and Attics

Deficient









-  (5) Attic access door located inside building envelope and not insulated and or weather stripped. Efficiency concern. Recommend review and repair as needed by a qualified contractor.
-  (6) Some areas observed to have less than required R-30 minimum insulation level due to uneven installation. Insulation level at markers observed to be high points and some were still below recommended levels. Recommend having installer add additional insulation to bring the level to a constant level of at least R-30.

E. Walls (Interior and Exterior)




Deficient

-  (2) Observed that the cladding materials do not have the manufacturer required 2 inch gap between the bottom edge of the cladding/siding and the concrete flatwork. Failure to follow the manufacturers installation requirements can limit or void the manufacturer warranty on the product and could lead to premature product failure.















I. STRUCTURAL SYSTEMS

-  (3) Rotted trim over garage over head door. Recommend review and repair as needed by a qualified contractor.
- G. Doors (Interior and Exterior)**
- Deficient**
-  (2) Gaps in / damage to weather-strip seal observed at exterior doors. Recommend repair or modifications for maximum efficiency. Locations include but are not limited to : master French doors
-  (3) Hall bath door hits frame when closed. Top hinge appears to be loose. Possible cause. Recommend review and repair as needed by a qualified contractor.
- H. Windows**
- Deficient**
-  (2) Caulking touchup/repair is needed at various window exteriors. Caulking incomplete in corners / voids, cracked caulk or missing areas observed. All windows should be checked and improved as needed for optimum efficiency and to prevent possible water intrusion.
-  (3) Observed multiple Windows that are painted shut. Recommend review and repair as needed by a qualified contractor.
- I. Stairways (Interior and Exterior)**
- Deficient**
-  (1) Uneven vertical rise or horizontal run observed at front porch steps. Condition creates trip hazards, are a major cause of accident and injury around the home. Recommend using caution in areas where trip hazards exist or having them repaired.
-  (2) More than two steps present. Common standards recommend that a handrail be present for safety when more than two steps are present. Location include but are not limited to: Front porch and rear deck
- K. Porches, Balconies, Decks and Carports**
- Deficient**
-  (2) Loose flagstones observed at front porch steps. Recommend review and repair as needed by a qualified contractor.

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
- Deficient**
-  (1) Some labels are present, but are illegible, incomplete and/or confusing. Recommend labeling the breaker panel upon move in for safety reasons.
-  (3) Gas pipe bonding wire was not observed during visual inspection. Texas Real Estate Commission Standards of Practice require inspectors to note this condition as deficient. Recommend review and discussion with a licensed electrician as to the need for and possible locations this bonding wire may be located.
- B. Branch Circuits, Connected Devices, and Fixtures**
- Deficient**
-  (1) ***Absolute Inspections, LLC and it's inspectors do not, for any reason, test or operate the garage Ground Fault Circuit Interrupter (GFCI) outlet in the presence of ANY garage appliances (particularly cold storage appliances) due to potential liability and damage to homeowner's property. All testing, verification of coverage and protection and inspection of operation is disclaimed and excluded from this inspection. Client should verify coverage and operation of the GFCI protection upon taking possession of the property. All parties should be aware that garage GFCI outlets has a known tendency to experience nuisance trips, particularly when a cold storage appliance is on the circuit. We recommend NOT having this configuration and adding a dedicated non GFCI protected circuit for cold storage devices, particularly if any valuable products are kept in the appliances. Absolute Inspections, LLC and it's inspector will accept NO liability nor responsibility for the failure of the GFCI outlets or breakers and/or ANY losses that result from such failures.***


II. ELECTRICAL SYSTEMS

-  (2) Outlets observed that tested to have open grounds throughout the home. This condition is typical for an older house that originally did not have grounding. Some grounded outlets were found. Many non grounded outlets' original two-prong receptacles have been replaced with three-prong versions but are still missing grounding. This practice is typical but not proper. Recommend consultation with a licensed electrical contractor to discuss potential concerns with the current situation and possible repair/upgrade options.
-  (3) Noted GFCI (ground fault circuit interrupter) outlets that did not trip when tested. Recommend review and repair as needed by a licensed electrical contractor. Locations include but are not limited to : exterior
-  (4) Exterior outlet cover damaged. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : north side
-  (5) GFCI outlet defective / did not trip when tested. Recommend review and repair as needed by a licensed electrical contractor. Locations include but are not limited to : rear exterior
-  (6) Front gfci outlet did not have power. Recommend review and repair as needed by a qualified contractor.
-  (7) Observed Covers missing at outlets. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : under kitchen sink, laundry room
-  (8) Loose duplex outlets were observed. All outlets should be repaired so that they are securely mounted to the wall box and do not move when used. Locations include but are not limited to: pictured
-  (9) Outlets tested to have "hot / neutral" wires reversed. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : rear bedroom
-  (10) Rear bedroom ceiling fan did not function. Recommend review and repair as needed by a qualified contractor.
-  (11) Smoke detectors were not observed in the home. Recommend installing smoke detectors to modern code. This includes having them wired together as they would be in a modern home to match modern code. You should install detectors in each bedroom, each connecting hallway to bedrooms, ad at least one per floor level.
-  (12) No carbon monoxide detectors observed. Recommend adding this protection device.
-  (13) Wires observed terminated outside of an appropriate Junction box in attic. Recommend review and repair as needed by a qualified contractor.
-  (14) Missing step light observed at rear deck. Recommend review and repair as needed by a licensed electrical contractor.
-  (15) Observed electrical wiring in contact with the soil. All electrical wires should be secured to the underside of the floor. Recommend review and repair as needed by a licensed electrical contractor.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS




A. Heating Equipment

Deficient

-  (4) Gas supply flex line(s) was/were routed into the cabinet(s). Current standards require that this connection be made outside of the furnace cabinet. Recommend repair by a licensed HVAC contractor. Locations include but are not limited to : main attic

B. Cooling Equipment

Deficient

-  (3) Refrigerant line insulation is damaged/missing. Recommend review and repair as needed by a qualified contractor.
-  (4) Condenser fins were dirty and need to be serviced/cleaned. Dirty coils reduce air flow thru the system and may cause the unit to run less efficiently. Recommend periodic cleaning to maintain peak efficiency. Recommend review and repair as needed by a qualified contractor.
-  (5) Primary condensate drain line(s) trap(s) was/were not insulated. The Texas Real Estate Commission requires inspectors to identify the absence of insulation on the air conditioning primary condensate line as an item in need of repair. The insulation prevents condensation from dripping in the home. The first 10 feet of the primary condensation drain line should be insulated.

Primary condensate drain line(s) do/does not have a trap in the line. Manufacturer instructions generally call for a trap before the maintenance stub/pipe. This will prevent the AC system from losing pressurization. This will also

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

solve the common complaint of a "hissing" noise at the sink drain where the primary drain line connects. Recommend review and repair by licensed HVAC contractor.

C. Ducts Systems, Chases, and Vents

Deficient



(2) No filter installed at main attic unit. Dirty filter laying on the top of the unit. Operating system without proper filtration can cause excessive dirt buildup on the evaporator coils. Recommend review of the system by a licensed HVAC contractor to include system cleaning if deemed necessary by contractor.



(3) Master bedroom return vent was mostly obstructed by furniture. Limited inspection. Return vent opening should not be blocked.



(4) Observed flexible ductwork in the crawlspace. Vapor barrier and insulation has deteriorated. Integrity of the duct was not tested. Leaks could be present which could draw in crawlspace. Recommend review and replacement by a licensed HVAC contractor.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Deficient



(2) Front North exterior faucet leaks in wall. Suspect freeze damage. Recommend review and replacement as needed by a licensed plumbing contractor.



(3) Shower doors need repair. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : guest quarters.



(4) Kitchen faucet difficult to move from side to side. Recommend review and repair as needed by a qualified contractor.



(5) Master tub spout loose at deck. Recommend repair to secure this fixture to the decking to prevent possible leakage occurrence.



(6) Caulking repair or replacement is needed at shower / bath tub tile surround corners and seams. Caulking will remain somewhat flexible and will resist cracking. Caulking will be a normal maintenance item and will require periodic upkeep or replacement. Locations include but are not limited to: master shower



(7) Toilet bowl loose at the floor. Recommend resetting with a new wax ring and properly securing the bowl to the floor. Recommend checking for possible water damage if toilet is lifted. Locations include but are not limited to : master bathroom



(8) Active leakage observed at loose toilet base at floor. Recommend review and repair as needed by a qualified contractor. Locations include but are not limited to : master bathroom



(9) Tub spout and valve assembly were observed to be loose in wall. Not properly secured to the studs in the wall. Repetitive movement of this fixture could lead to leakage in the wall. Recommend properly securing the pipe in the wall to the studs. Locations include but are not limited to: hall bath



(10) Gas pipe was observed to be in contact with the soil in the crawlspace and showed some corrosion. Recommend further investigation by a licensed plumbing contractor. This material does have a finite service life and will eventually need repair or replacement.

B. Drains, Wastes, Vents

Inspected





(2) Inspector did not observe any indication that the drain plumbing of this home had been updated. Due to the age of the system, this cast iron plumbing is in the prime time for potential end of service failure. Repairs can be very costly and, because the plumbing is buried and not visible, impossible to inspect from the outside. Recommend the consideration of further specialized inspection (video scoping) by a licensed plumbing contractor to determine the condition of this system.






C. Water Heating Equipment

Deficient



IV. PLUMBING SYSTEM

-  (2) Water heater did not have a safety/drain pan. The TREC recommends that all water heaters be installed with a safety/drain pan which is plumbed to the exterior to prevent water damage in the event of a tank leak. Even in garage locations the unit is generally next to at least two interior walls where water will leak to in the event of failure.
- D. Hydro-Massage Therapy Equipment**
- Deficient**
-  (1) Was not able to access motor for visual inspection. Does not comply with National Electric Code (NEC 430-14) requiring that motor must be accessible for servicing.

V. APPLIANCES

- D. Ranges, Cooktops, and Ovens**
- Deficient**
-  (2) Range unit did not appear to be equipped with an anti-tip device when tested. This is a safety feature that prevents the unit from tipping over. This is a safety feature that should be added.
-  (3) Display very dim and hard to read. Recommend review and repair as needed by a qualified contractor.
-  (4) Oven did not function in bake mode. Recommend review and repair as needed by a qualified contractor.
- F. Mechanical Exhaust Vents and Bathroom Heaters**
- Deficient**
-  Appear to improperly vents into attic. Modern standards require all vents to terminate to the exterior to prevent humidity buildup in attic space. Various remedies exist, review and repair.
- G. Garage Door Operators**
- Deficient**
-  (2) Automatic garage door opener(s) did not reverse to pressure when tested. Opener should be adjusted to reverse to a "reasonable" amount of pressure as applied by holding your hand under the door and trying to stop it from closing. This is a safety feature to protect small children and can typically be repaired by a simple adjustment of the "closing pressure" or "down pressure" dial (if the unit has one, some older models do not).

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
- Deficient**
-  (2) Rain / Freeze sensor was not observed on automatic sprinkler system. TREC standards require this to be noted as deficient. You should consider the addition of a sensor. Such may not have been required when system was installed.
-  (3) System zones not labeled. Modern standards require a list of zones at the controller.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise,

contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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