

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

CC

This home is Vacant and appears to have had excessive deferred maintenance.

Thank You for selecting us, and please call if there are any questions. Client has accepted for the report to be E - Mailed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency
I NI NP D Inspection Item

K. Porches, Balconies, Decks, and Carports - Comments: Concrete
Functioning as intended.

L. Other - Comments: Wood Picket Fence / Chain link fence
The fences appears to be functioning as intended.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: Above ground
The Service entrance and panel box is older, " Federal Pacific." with known defects, has a limited amount of breakers, not labeled, ARCH fault breakers are not installed.
Evaluation by a licensed electrician is recommended.

B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper
Comments: Copper and aluminum,
The branch circuits connected do not have grounded outlets, GFCI rated outlets, the lights flicker when the disposal is turn - on, and older brittle wiring is in use in many area. A Security System is not installed.
One Smoke Detector is not installed at each bedroom.
Evaluation by a licensed electrician is recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type of System: Central Forced Air
Energy Source: Forced air / GAS
Comments: Standard,
The System is functioning as intended.

B. Cooling Equipment
Type of System: Central A/C
Comments: Trane,
The system does not cool sufficiently, thermostat does not provide a proper reading, unit drains to the exterior, and air filter / return compartment needs cleaning / etc..
A qualified air conditioning contractor is recommended to evaluate and estimate repairs

C. Ducts System, Chases, and Vents - Comments: Insulated flex
The air ducts / air registers need cleaning / etc..

Summary

I. STRUCTURAL SYSTEMS

- B. Grading & Drainage Minor slope
The grading / drainage is functioning as intended. The rear has one section that slopes towards the house.
- D. Roof Structure & Attic 2x4 Truss
The attic is functioning as intended, visible / accessible areas, and has limited insulation.
A structural engineer is recommended to evaluate and estimate repairs.
- F. Ceilings & Floors Drywall / Wood - Fl. Covering
Functioning as intended, and there are a few hairline splits are visible at the bricks and / or the dry walls.
- G. Doors (Interior & Exterior) Solid / Hollow wood
The doors are functioning as intended.
- H. Windows Aluminum double hung
The windows are functioning as intended except for one bedroom window has iron grills that does not open.

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels Above ground
The Service entrance and panel box is older, " Federal Pacific " with known defects, has a limited amount of breakers, not labeled, ARCH fault breakers are not installed.
Evaluation by a licensed electrician is recommended.
- B. Branch Circuits, Connected Devices, and Fixtures Copper and aluminum
The branch circuits connected do not have grounded outlets, GFCI rated outlets, the lights flicker when the disposal is turn - on, and older brittle wiring is in use in many area. A Security System is not installed. One Smoke Detector is not installed at each bedroom.

Evaluation by a licensed electrician is recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- B. Cooling Equipment Trane
The system does not cool sufficiently, thermostat does not provide a proper reading, unit drains to the exterior, and air filter / return compartment needs cleaning / etc..
- C. Ducts System, Chases, and Vents Insulated flex
A qualified air conditioning contractor is recommended to evaluate and estimate repairs
The air ducts / air registers need cleaning / etc..

IV. PLUMBING SYSTEM

- A. Water Supply System and Fixtures PVC and copper
The Water Supply System is function as intended, except the leaks at the Kitchen sink, and bath tub faucets.
A licensed plumber is recommended to evaluate and estimate repairs.
- V. APPLIANCES
- C. Range Exhaust Vent NUTONE
The unit is functioning as intended, except for the vent cover has not been removed.
- H. Garage Door Operator(s) Craftsman
The unit makes excessive noise.

VI. OPTIONAL SYSTEMS

- E. Gas Supply Systems Cast Iron
The gas lines appear to functioning as intended, except for one gas valves that are not capped at the Water Heater area.
- I. Other Built-in Appliances GENERAL - NOTE
This house appears to have been previously re - modeled, repaired, etc., buyer should obtain any / all related information.