



*Quality, Consistency...
Every Home*

BURGESS INSPECTION GROUP, INC.

101 W. Renner Rd., Suite 400, Richardson, Texas, 75082
Phone: 972-690-3838 Fax: 972-690-1616



PROPERTY INSPECTION REPORT

Prepared For: Buyer
(Name of Client)

Concerning: Property Address
(Address or Other Identification of Inspected Property)

By: Inspector
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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

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

Some items reported 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-I.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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; and
 - lack of electrical bonding and grounding, and
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- 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PROPERTY FACES: North

STRUCTURE WAS: Single-Story Commercial

PROPERTY WAS: Occupied

WDI REPORT NUMBER: N/A

PARTIES PRESENT AT INSPECTION: Buyer / Seller /

WEATHER WAS: Mostly Cloudy

OUTSIDE TEMP: Above 80°F

REPORT NUMBER:

INSPECTION FEE:

RIGHT/LEFT AND FRONT/REAR may be used as orientation terms (from a front view perspective) for location of specific areas or items described in the report.

AGREEMENTS AND LIMITATIONS

This report was written in accordance with the **Standards of Practice 535.227-535.233** of the *Texas Real Estate Commission* by which we are regulated. These standards are available on our website - www.burgessinspection.com.

Scope of Inspection: This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, mold, etc. No intrusive, moisture, and/or Indoor Air Quality (IAQ) tests are performed as they are beyond the scope of the inspection. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable, and are based only on the present condition of those items. For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. When an item is noted as deficient, not functioning or in need of repair, replacement or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.

Limitation of Liability: By signing this agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Additionally, the Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

Dispute Resolution: In the event a dispute arises regarding this inspection that has been performed under this agreement, the Client agrees to notify Burgess Inspection Group, Inc. within ten (10) days of the date the Client discovers the basis of the dispute so as to give a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property. In the event a dispute cannot be resolved by the Client and Burgess Inspection Group, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

Defense Costs: In the event the purchaser files suit against Burgess Inspection Group, Inc. or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by Burgess Inspection Group, Inc. if the purchaser fails to prevail in the lawsuit.

Exclusivity: The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Burgess Inspection Group, Inc. to discuss report findings with real estate agents, specialists or repairpersons for the sake of clarification.

By my signature below or the acceptance of the report, I acknowledge that I have read these "Agreements and Limitations", that I understand the terms and conditions, and that I agree to be bound by them.

Inspection Fee: \$ _____ Report #: _____ Inspector/TREC License #: _____
Buyer: _____ Inspection Date: _____

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|---|---|
| <input type="checkbox"/> Client Not Present | <input type="checkbox"/> Emailed Report to Client on _____ |
| <input type="checkbox"/> Called Client/Reviewed Report on _____ | <input type="checkbox"/> Emailed Report to Realtor on _____ |

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Type of Foundation: Slab-on-Grade

Comments:

Inspector Notes:

- ✓ No evidence of excessive movement or structural failure observed at this time. Small random cracks, separations, and other similar signs indicate some movement due to type of foundation, age, consolidation, and soil and drainage characteristics.

B. Grading & Drainage

Note: Foundation area surface and/or subsurface drains are not inspected.

Type of Drainage: Grade /

Comments:

Inspector Notes:

- ✓ Proper drainage is defined as grass and landscaping in place in such a way as to move water away from foundation and have no low spots to allow pooling next to foundation.

Deficient Item(s): Grading & Drainage

- x The walkway/sidewalk slopes toward the structure on the left side. This represents negative drainage that requires monitoring to ensure runoff water is diverted off the walkway/sidewalk and away from the foundation.



I	NI	NP	D	Inspection Item
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C. Roof Covering Materials

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

Type(s) of Roof Covering: Metal roofing

Viewed From: Viewed from ground level

Comments:

Inspector Notes:

Deficient Item(s): Roof Covering Materials

- x The metal roofing is leaking into the attic space below. I recommend that a Roofer inspect and make any suggestions on repair. Alex with Fireman Roofing is one roofer you can call. 817-455-5618



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D. Roof Structure & Attic

Type of Framing: Steel

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: Batt, 2-4 inches

Attic Ventilation: None

Comments:

Inspector Notes:

- ✓ The roof panels appear reasonably level, which indicates the present attic bracing for the roof is performing adequately at this time.

Deficient Item(s): Roof Structure & Attic

- x The insulation on the steal panels has come loose and hanging from various locations. Some of the insulation is wet where the roof appears to have been leaking.

I	NI	NP	D	Inspection Item
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E. Walls (Interior & Exterior)

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc..

Type of Exterior Walls: Wood trim

Comments:

Inspector Notes:

Deficient Item(s): Walls (Interior & Exterior)

- x Signs of previous termite infestation and damage at storage room.
- x Observed previous repairs to exterior masonry.
- x No weepholes in place at bottom of exterior masonry.
- x Rot at siding at right and back side
- x Rot at trim at right side



I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>F. Ceilings & Floors</p> <p>Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, etc..</p> <p><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ The floors are reasonably level. <p>Deficient Item(s): Ceilings & Floors</p> <ul style="list-style-type: none"> x Observed water stain on ceiling. Unable to determine if this is an active or ongoing leak.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>G. Doors (Interior & Exterior)</p> <p><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ Doors worked in reasonable manner. ✓ Not all of the doors were opened and closed (back security door)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>H. Windows</p> <p>Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.</p> <p style="padding-left: 40px;">Type of Windows: Wood /</p> <p style="padding-left: 40px;">Type of Glazing: Single-glazed / Safetyglass?</p> <p><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ The picture windows were in good shape at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>J. Fireplaces/Chimneys</p> <p style="padding-left: 40px;">Location/Type of Fireplace:</p> <p style="padding-left: 80px;">Fireplace #1: Dining Room / Masonry</p> <p><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ Gas responds to control. ✓ The top chimney cap(s) was not observed. <p>Deficient Item(s): Fireplace/Chimney</p> <ul style="list-style-type: none"> x No rain cap x Damper is not fitted with a blocking clamp which is required when gas logs with a gas control valve are present. The small opening would allow carbon monoxide to escape if someone forgot to open the damper. (See attached TREC Form OP-1) x Recommend having the chimney evaluated for condition, / serviced as regular ongoing maintenance / repaired or discover the cost of possible repairs by a qualified fireplace/chimney specialist.

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K. Porches, Balconies, Decks and Carports

Note: For safety reasons wood decks and stairs should be checked frequently for loose boards, screws, and/or nails.

Comments:

Inspector Notes:

- ✓ All cement slabs, (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide and are shrinkage cracks.
- ✓ The porch/patio appears to be in reasonable condition.



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L. Other

Comments:

Inspector Notes:

- ✓ The parking lot was in reasonable condition. No Handicap spot marked.
- ✓ The marquee was in good shape at time of inspection.



I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Main Panel Location: Exterior/Sub-panel-Utility Room

Comments:

Inspector Notes:

- ✓ Main panel appears to be properly wired and grounded at this time.



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B. Branch Circuits, Connected Devices and Fixtures:

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke alarms are not checked when a security system is in place.

Type Wiring: Copper

GFCI's Located at: None in place

Smoke Alarms Located at: None present

Comments:

Inspector Notes:

Deficient Item(s): Connected Devices & Fixtures

- x No Ground Fault Circuit Interrupter (GFCI's) receptacles in place.
- x I was not able to discover the purpose of all switches.
- x Observed cut wire cable spliced together, but not in a protective junction box at attic/
- x Electrical wire out of the wall and not in protective conduit at storage unit on the right side
- x Plug / switch plate(s) missing
- x Some lights not responding replace bulbs and recheck.
- x Light fixture is missing/ damaged / loose at various locations.
- x No smoke alarms in place that I saw? I recommend installing all new smoke alarms
- x Observed junction box(es) with no cover(s).
- x Because of the number of electrical problems / age of the electrical system, I recommend having the distribution wiring further evaluated by a qualified, licensed electrician.

I	NI	NP	D	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 °F.

Type of System: 3-Central Forced-Air Furnace / Gas

Energy Source: Gas

Comments:

Inspector Notes:

Deficient Item(s): Heating Equipment

- x The heating equipment was inoperative at the time of the inspection. Recommend the system be checked by a qualified HVAC technician for any service and/or repair that may be required.

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B. Cooling Equipment

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor.

Type of System: 3-Central Forced-Air System / Electric

Comments:

Inspector Notes:

- ✓ Only the far left side unit was working at time of inspection.

Deficient Item(s): Cooling Equipment

- x Two of the cooling units were inoperative at the time of the inspection. Recommend the system be checked by a qualified HVAC technician for any service and/or repair that may be required.



I	NI	NP	D	Inspection Item
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C. Duct System, Chases, and Vents

Type of HVAC Ductwork: Flex & Metal

Comments:

Inspector Notes:

- ✓ Consistent temperatures readings at supply register on the left side.

Deficient Item(s): Duct System, Chases, and Vents

- X Heater and A/C are not operative, so no way to check registers temperatures in the middle and far right side.

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain system.

Number of Bathrooms: 2

Comments:

Inspector Notes:

Deficient Item(s): Water Supply System & Fixtures

- x The commode flush handle in the ladies bathroom is damaged.
- x Commode "runs" (water not completely shutting off all the time), due to broken handle in ladies room.
- x Bathrooms are not ADA approved



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B. Drains, Wastes, Vents

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Note: Only visible and accessible waste lines are checked.

Comments:

Inspector Notes:

- ✓ Exterior cleanout ports in the ground, not inspected

Deficient Item(s): Drains, Wastes, Vents

- x Sink is slow draining at ladies bathroom.
- x The floor drain is clogged in the kitchen area.
- x Recommend having the plumbing checked/repared by a qualified, licensed plumber.



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C. Water Heating Equipment

Energy Source: WH #1, Gas

Capacity: N/A

Comments:

Inspector Notes:

- ✓ Water heater(s) is operating and delivering hot water to all fixtures at this time.
- ✓ I did not see where the water heater was located?

V. APPLIANCES

I	NI	NP	D	Inspection Item
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems Type: Vented to exterior <i>Comments:</i> Inspector Notes:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens Type of Cooking Appliance: Range: All Gas <i>Comments:</i> Inspector Notes:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Oven Note: Microwave ovens are not checked for radiation leakage. <i>Comments:</i> Inspector Notes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters Types Present: Exhaust Fan / <i>Comments:</i> Inspector Notes: ✓ Exhaust fans responded to control without excessive noise or vibration

I	NI	NP	D	Inspection Item
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SUMMARY OF DEFICIENT ITEMS

This list of deficient items or corrective action should be viewed as supplemental to the main report. Other important and useful information is found there. When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.

Deficient Item(s): Grading & Drainage

- x The walkway/sidewalk slopes toward the structure on the left side. This represents negative drainage that requires monitoring to ensure runoff water is diverted off the walkway/sidewalk and away from the foundation.

Deficient Item(s): Roof Covering Materials

- x The metal roofing is leaking into the attic space below. I recommend that a Roofer inspect and make any suggestions on repair. Alex with Fireman Roofing is one roofer you can call. 817-455-5618

Deficient Item(s): Roof Structure & Attic

- x The insulation on the steal panels has come loose and hanging from various locations. Some of the insulation is wet where the roof appears to have been leaking.

Deficient Item(s): Walls (Interior & Exterior)

- x Signs of previous termite infestation and damage at storage room.
- x Observed previous repairs to exterior masonry.
- x No weepholes in place at bottom of exterior masonry.
- x Rot at siding at right and back side
- x Rot at trim at right side

Deficient Item(s): Ceilings & Floors

- x Observed water stain on ceiling. Unable to determine if this is an active or ongoing leak.

Deficient Item(s): Fireplace/Chimney

- x No rain cap
- x Damper is not fitted with a blocking clamp which is required when gas logs with a gas control valve are present. The small opening would allow carbon monoxide to escape if someone forgot to open the damper. (See attached TREC Form OP-I)
- x Recommend having the chimney evaluated for condition, / serviced as regular ongoing maintenance / repaired or discover the cost of possible repairs by a qualified fireplace/chimney specialist.

Deficient Item(s): Connected Devices & Fixtures

- x No Ground Fault Circuit Interrupter (GFCI's) receptacles in place.
- x I was not able to discover the purpose of all switches.
- x Observed cut wire cable spliced together, but not in a protective junction box at attic/
- x Electrical wire out of the wall and not in protective conduit at storage unit on the right side
- x Plug / switch plate(s) missing
- x Some lights not responding replace bulbs and recheck.
- x Light fixture is missing/ damaged / loose at various locations.
- x No smoke alarms in place that I saw? I recommend installing all new smoke alarms
- x Observed junction box(es) with no cover(s).
- x Because of the number of electrical problems / age of the electrical system, I recommend having the distribution wiring further evaluated by a qualified, licensed electrician.

Deficient Item(s): Heating Equipment

- x The heating equipment was inoperative at the time of the inspection. Recommend the system be checked by a qualified HVAC technician for any service and/or repair that may be required.

I	NI	NP	D	Inspection Item
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Deficient Item(s): Cooling Equipment

- x Two of the cooling units were inoperative at the time of the inspection. Recommend the system be checked by a qualified HVAC technician for any service and/or repair that may be required.

Deficient Item(s): Duct System, Chases, and Vents

- X Heater and A/C are not operative, so no way to check registers temperatures in the middle and far right side.

Deficient Item(s): Water Supply System & Fixtures

- x The commode flush handle in the ladies bathroom is damaged.
- x Commode "runs" (water not completely shutting off all the time), due to broken handle in ladies room.

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Deficient Item(s): Drains, Wastes, Vents

- x Sink is slow draining at ladies bathroom.
- x The floor drain is clogged in the kitchen area.
- x Recommend having the plumbing checked/repared by a qualified, licensed plumber.