



PROPERTY INSPECTION REPORT

Prepared For: Any Where Texas
(Name of Client)

Concerning: Any Where - Grand Prairie, Texas 75054
(Address or Other Identification of Inspected Property)

By: Lance Lambert TREC Lic #9208 03.18.08
(Name and License Number of Inspector) (Date)

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

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

(Continues at the end of this report)

[Additional attachments provided by Vista Home Inspections, LLC that make this inspection report complete are listed but not limited to the following: Service Contract, Outside the Scope of the Inspection and Home Maintenance and Care Guide.](#)

The Client, by accepting the Property Inspection Report, or relying upon it in any way, expressly agrees to the limitations, departures and disclaimers attached at the end of the inspection report.

Please read the report in its entirety. Remember this is a cursory limited visual inspection; please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company can not be liable for your understanding or misunderstanding of the reports contents.

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

This 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.

[This report is not intended to be used for determining insurability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurance.](#)

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damage and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Method of inspection: *Visual inspection of exterior and interior.*

Type of foundation: *Slab-on grade*

Signs of Structural Movement or Settling

- Interior door(s) stick and/or not closing due to foundation movement were observed.
- Common minor cracks were observed in the grade beam at the garage. This implies that some movement has occurred, at is typical of most houses given that type of soils found in this area. Recommend monitoring and repairs as necessary.

Foundation Performance Opinion:

Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas (example, but not limited to, high soil and/or foliage obstruction) of the structure at the date and time of the inspection and the future performance of the structure cannot be predicted or warranted.*

In my opinion the foundation is in generally good condition. Common minor cracks were observed in the garage slab floor of the house. This implies that some movement has occurred, as is typical of most houses given the type of soils found in the area.

Notice: *Highly plastic, clay soils, as are typical in this area, exhibit a great amount of expansion and contraction with varying moisture content. Watering near your foundation (12"-24") edge is very important to maintain a consistent moisture level during dry periods. During wet periods, drainage must be direct away form all sides of the foundation with grade slopes.*

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

B. Grading & Drainage

Comments:

Grading & Drainage

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

Gutter System - Fully Installed

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

Method Of Inspection: *Viewed from the ground as the roof was wet/raining at the time of inspection. There is the possibility that defects were not visible, concealed defects are not within the scope of the home inspection.*

Type Of Roof Covering: *Fiberglass/Asphalt composition shingle over decking.*

Sloped Roof

Roof surface is in general good condition at the time of the inspection.

Flashing

- The roofs flashing is lifting and/or pulling loose on the east side of the house (above the rear porch) and should be re-secured and re-caulked to avoid leaks.



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Note: *Not all roofs are walked on during the inspections 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.*

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

Note: *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.*

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D. **Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

Comments:

Method Of Inspection: *Entered attic and performed a visual inspection. Some areas not accessible due to obstructions.*

Roof Structure Type: *Conventional Wood Framing.*

Roof Decking: *OSB Board*

Insulation Type: *Loose Fill Insulation*

Approximate Depth Of Insulation: *Over 12 inches. .*

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

Roof Structure

- The roof level flue storm collar needs to be properly sealed (at both units) to help prevent water intrusion into the structure.

Attic Ventilation: *Soffit and Flat Roof*

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

Attic Insulation

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Note: *Inspector does not enter through the attic unless five (5) feet of headroom exist and flooring is installed to prevent injury and damage to the ceiling sheetrock. Observations will be made from the scuttle opening.*

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E. Walls (Interior & Exterior)

Comments:

Exterior Walls: *Conventional Wood Framing with Brick*

- Typical minor cracks was observed on the exterior walls (window ledger area) on the south and east side of the house. This appears to be mortar shrinkage cracks. Recommend monitoring and repointing (mortaring) as necessary.

Interior Walls: *Conventional Wood Framing With Sheetrock Interior Walls.*

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Note: *Please note that interior finishes may disguise evidence of prior and/or active leak source generators / interior water penetration. No intrusive, moisture and/or Indoor Air Quality (IAQ) / environmental tests were performed, as they were beyond the scope of the inspection performed on this date. It should be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water conditions. Please refer to the microbial inspection disclaimer at the end of this inspection report.*

F. Ceilings & Floors

Comments:

Ceilings - *Conventional Wood Framing with Sheetrock Ceiling.*

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

Floors - *Conventional Wood Framing and Concrete Slab with Carpet and Tile*

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Notice: *Please note that interior finishes may disguise evidence of prior and/or active leak source generates interior water penetration. No intrusive, moisture and/or Indoor Air Quality (IAQ) / environmental tests were performed, as they were beyond the scope of the inspection performed on this date. It should be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water conditions. Please refer to the microbial inspection disclaimer at the end of this inspection report.*

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G. Doors (Interior & Exterior)

Comments:

Exterior Door(s)

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

Interior Door(s)

Upstairs South Bedroom/Bathroom

- Door(s) are rubbing on the frame/jamb. These doors should be trimmed or adjusted for ease of operation and/or emergency escape.

Upstairs Office/Den

- Door(s) dummy knobs are missing and in need of replacement.

Upstairs Northwest Bedroom

- Door(s) do not latch. These doors should be trimmed or adjusted for ease of operation. Recommend further investigation and repairs as necessary.

Garage Door(s)

- Door(s) hardware sticks while trying to operate. Recommend further investigation and repairs as necessary.

Overhead Garage Door(s)

- FYI: Section on both garage door(s) are missing paint.

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H. Windows

Comments:

Windows: *Metal with Double Insulated Panes.*

Upstairs North Bedroom

- Missing window screen(s). The owner should be consulted regarding any screens that may be in storage or replacement maybe desirable.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Note: *Only accessible windows are inspected and only a representative number of these windows are check for operation during the inspection. 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.*

I. Fireplace/Chimney

Comments:

Fireplace/Chimney: *Gas Log Fireplace only.*

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

J. Porches, Decks and Carports (Attached)

Comments:

Driveway

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

Walkways

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

Porch/Patio

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

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II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels

Service/Entrance: *Main power/cable entrance underground and located on the north side of the house.*

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

Panel Box: *Main Panel Breaker Box(es) (200 Amp Rating) with main disconnect is located at the Garage Interior.*

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



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

 B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments:

Type Of Branch Circuit Wiring: *Copper.*

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

Ground Fault Circuit Interrupt (GFCI) Safety Protection - Are Present.

Note: *Older homes may not have GFCI protection. If this protection is desired, it may be done in two ways. The first is by either changing the first outlet of the part of the circuit to be protected. The other, by changing the breaker to a GFCI breaker. GFCI's can be installed even in older homes with no circuit ground wire.*

Smoke Detectors ARE PRESENT.. *Current building standards require one smoke detector in a hallway leading to sleeping areas, one smoke detector per bedroom, and one smoke detector per floor of the building. Smoke detectors are required to be interconnected.*

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I NI NP R

A. Heating Equipment:

Type And Energy Source

Type of heating system:

Energy source:

Comments:

Upstairs Central Heating System - Central Gas Forced Air System(s) (On the right side as you enter the attic)

Is the gas shut-off valve reasonably accessible Yes No

- The roof level flue storm collar needs to be properly sealed to help prevent water intrusion into the structure.
- **Note:** Filter are located at the furnace in the attic.

Downstairs Central Heating System - Central Gas Forced Air System(s) (On the left side as you enter the attic)

Is the gas shut-off valve reasonably accessible Yes No

- The roof level flue storm collar needs to be properly sealed to help prevent water intrusion into the structure.
- **Note:** Filter are located at the furnace in the attic.



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Note: According to the Texas Real Estate Commission Standards of Practice * Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

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 air flow is not included in this inspection.

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 B. Cooling Equipment

Type And Energy Source:

Comments:

West Side Central Cooling System - Central Electric Forced Air system(s)

Size And Age: 3-ton condenser (2007).14 SEER.(zoned for upstairs)

The temperature differential is 15°.

Temperature differential between 15-22°F is considered normal operating range.

Condensation drain line from the evaporator drains into the upstairs bathroom and the auxiliary drain line exits on the south of the house.

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

East Side Central Cooling System - Central Electric Forced Air system(s)

Size And Age: 3 1/2-ton condenser (2007).14 SEER (zoned for downstairs).

The temperature differential is 15°.

Temperature differential between 15-22°F is considered normal operating range.

Condensation drain line from the evaporator drains into the upstairs bathroom and the auxiliary drain line exits on the south of the house.

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Note: We recommend the cooling system be completely serviced before each cooling season (annually). Cooling equipment is not checked when the outside temperature is below 60°F because of possible damage to the compressor & coils.

 C. Ducts and Vents

Comments:

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IV. PLUMBING SYSTEM

 A. Water Supply System and Fixtures

Comments:

Water Supply System - Copper.

The water cut off is located at the Parkway Water Meter . Water meter test—OK. This Inspection does not include buried water lines.

- Did not inspect the water meter. Meter box filled with storm water. Recommend inspecting after water has drained.

Upstairs South Bedroom/Bathroom

- Sink is leaking at the drain/sink connection. Recommend repairs to avoid damage to the structure.

Kitchen

- Sink is leaking at the drain/sink connection. Recommend repairs to avoid damage to the structure.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers

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. Laundry equipment is not operated to check the drain system.

 B. Drains, Wastes, Vents

Comments: *This inspection does not include buried sewer lines nor washer drains.*

The Drain lines are PVC/CPVC. and the main drain cleanout is located on the west side of the house.

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

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Size and Energy Source:

Comments:

West Side Water Heater System - 50 gallon gas (2007)

Is the gas shut-off valve reasonably accessible Yes No

Hot Water Temp 110°- 120°.

Note: Water temperature greater then 120°F may cause burns.

The auxiliary drain line from the safety pan under the water heater exits on the south side of the house.

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

East Side Water Heater System - 50 gallon gas (2007)

Is the gas shut-off valve reasonably accessible Yes No

The auxiliary drain line from the safety pan under the water heater exits on the south side of the house.

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Special Notice: Manufactures of all Temperature and Pressure Relief (TPR) Valves state that the Temperature and Pressure Relief (TPR) Valve should be replaced every two years. If the date code on the TPR is over two years old, you are strongly recommended to replace the TPR for reasons of safety.

D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

A Dishwasher

Comments: *Checked in normal wash cycle only.*

- Dishwasher test terminated. Could not turn on the water to the dishwasher. Recommend further investigation and repairs as necessary.
- The dishwasher is loose and should be better secured.
- The kick plate at the bottom of the dishwasher needs to be secured

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B. Food Waste Disposer

Comments:

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

C. Range Hood

Comments:

Filter/Ductless Hood System at the Microwave.:

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

D. Ranges/Ovens/Cooktops

Comments:

Electric Cooktop and Electric Oven(s). :

Oven tested at 350°F – Temperature of 359 °F was noted. (A range of less than 25°F is considered an acceptable difference.)

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

E. Microwave Cooking Equipment

Comments:

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

F. Trash Compactor

Comments:

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G. Bathroom Exhaust Fans and/or Heaters

Comments:

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

H. Whole House Vacuum Systems

Comments: *This company does not inspect whole house vacuum systems.*

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

I. Garage Door Operators

Comments:

- The garage door opener is not installed at the time of the inspection.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

J. Door Bell and Chimes

Comments:

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

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

K. Dryer Vents

Comments: *This company does not inspect dryer vents.*

Exterior discharge for the dryer vent is located at the rooftop.

- CAUTION: The dryer vents vertically. Although this is an approved installation, it is recommended that the dryer vent be examined and cleaned annually to prevent blockages.

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VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

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

Sprinkler Systems Control Panel - Located in the garage interior.

Note: Some municipalities now require rain and freeze sensors to be installed on all new installation and pre-existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of rain/freeze sensors on sprinkler systems. Please check with your municipality for rain/freeze sensor requirements.

Sprinkler system equipped with backflow preventer Yes No

Sprinkler system equipped with a rain and/or freeze sensor Yes No

Due to the rain – system was not inspected

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

B. Swimming Pools and Equipment

Comments: *This Company does not do pool leakage tests or verification of underground water or drain lines.*

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Note: *All of the pool equipment and associated components are inspected and operated in manual settings only.*

Note: *Pool shell leaks and pool equipment backwash mode is not checked or inspected.*

Note: *Diving boards and/or slides; U.S. Consumer Product Safety Commission strongly recommend that all diving boards and/or slides be removed from pools for reasons of safety.*

C. Outbuildings

Comments:

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

D. Outdoor Cooking Equipment

Comments:

E. Gas Lines

Comments: *This Inspection does not include buried Gas Lines.*

Gas Service Meter & Shutoff - Located on the north side of the house.

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

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F. Water Wells (A coli form analysis is recommended.)
Comments: *This company does not inspect Water Wells.*

G. Septic Systems
Comments:

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

NOTE: Most septic systems are registered with the county. It is strongly recommended to check with the county on the type of system that is in place and to get a diagram of the drain field.

NOTE: Lack of records or data on file does not necessarily indicate that the existing subsurface sewage disposal system is non-compliant with installation standards.

H. Security Systems
Comments: *This company does not inspect Security systems.*

I. Fire Protection Equipment
Comments: *Fire protection equipment is not inspected.*

Report Identification: Any Where - Grand Prairie, Texas 75054

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**Additional Information Provided By The Inspector
(Continuation of information from page two)**

Inspection Time In: 1:30pm Time Out: 5pm Property was - *Vacant*.
House Orientation (For purpose of this report front faces) - *West*.
Weather Conditions During Inspection - *Raining*.
Outside temperatures during inspection - *60 Degrees or Below*.
Parties present at inspection – *Buyer Absent* (Builder present at the time of the inspection)

**Visual Inspection Agreement
Important Limitations, Departures and Disclaimers**

I (Client) hereby request Vista Home Inspections, LLC, herein after know as the Inspector, to conduct a limited visual inspection of this property for the purpose of informing me of major deficiencies in the condition of the inspected property. I will hold the inspector harmless of any and all defects of the not-requested items (See Optional Inspections at an Additional Fee:) I understand the written report is the property of the Inspector and the Client and Clients Representative and shall not be used by or transferred to any other person or company without both the Inspector's and the Clients written consent. *This report is not be used by any property or home warranty company.* I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report, when I receive it, and promptly call and consult with the Inspector with any questions I may have.

SCOPE OF INSPECTIONS: The inspection will be performed in accordance with the Texas Real Estate Commissions Standards of Practice regulating Home Inspectors. The report used by the Inspector is the Texas Real Estate Commissions mandated inspection report. The inspector will observe, render an opinion and report which of the parts, components, and systems present in the property have or have not been inspected. All mechanical and electrical equipment, systems and appliances are operated in normal modes and operating range at the time of the inspection. The inspector's report will specifically indicate if the inspected parts, components or system are not functioning or in need of repair. The Inspector may provide a higher level of inspection performance than required by the Texas Real Estate Inspectors Standards of Practice and may inspect parts, components and systems in addition to those described by the Texas Real Estate Inspectors Standards of Practice. In the event of conflict between a specific provision and a general provision, the specific shall control.

STRUCTURAL AND MECHANICAL INSPECTION: The inspector will report on accessible and visible deficiencies related to the Property's Structural Systems, Electrical, Systems, Heating, Ventilation and Air Conditioning Systems, Plumbing System and Appliances. (Optional Systems can be requested at an Additional Fee) Conditions beyond the scope of the this inspection will be identified in this service contract, in outside the scope of the inspection in your binder and in the body of your inspection report. No engineering services are offered or provided.

THE FOLLOWING ARE OPTIONAL INSPECTIONS AT AN ADDITIONAL FEE.

POOL AND/OR SPA: The Inspector will operate the pool equipment in the manual setting only and will report on above finished grade (above ground) visible and accessible deficiencies in the pools pump(s), heater (excluding heat exchanger), filter, electrical, blower and visible plumbing connections. The inspector will report on visible deficiencies in the pool surrounding decking, coping and tile. The Inspector will make no evaluation on pool/spa structural bodies and underground piping and electrical bonding.

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WOOD DESTROYING INSECT REPORT (WDIR): The WDIR will be provided by N/A.
You are strongly encouraged to read and understand the WDIR Scope of Inspection.

VISUAL INSPECTION AGREEMENT: The building, its components and equipment are to be ready and accessible for inspection on the date and time agreed upon. All utilities and pilot lights must be on and all equipment operational so the total inspection may be completed on the agreed date and time. If re-inspections are needed to complete the inspection process, there will be additional fees assessed at the rate not less than half the price of the original inspection fee. The Inspector is not obligated to change light bulbs, light pilots, move furniture, move obstructions, move or remove floor covering, or remove panels to inspect any part of the building or its equipment. The pool/spa must be full, clean and operational. The Central Cooling System(s) shall not be checked if the temperatures are below 60 degrees. The Central Heating System(s) shall not be checked if the temperatures are above 90 degrees. Per Texas Real Estate Commission Inspectors Standards of Practice "Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of the inspector."

The written report will not substitute for the client's personal presence during the inspection. The client is further urged to make his/her own physical inspection of the dwelling. To personally operate all electrical, mechanical, plumbing fixtures, equipment and systems. Become familiar with their proper use and maintenance requirements, and to obtain all operating manuals and warranties with respect thereto. Make inquiries as to any previous maintenance problems, repairs and/or replacements of the structural components, equipment and systems of the dwelling, including the roof, foundation, walls and partitions.

The inspection report is not a repair list and is made for the sole purpose of assisting the purchaser to determine the feasibility of purchasing and in no way meant to influence his/her decision to purchase. The scope of the inspection is limited strictly to those items requested and checked in the report. The inspection is intended to be practical, nondestructive examination of the function of the building, its components and equipment. The examination is limited to visual, audible and operational techniques.

THIS INSPECTION IS NOT intended to be technically exhaustive nor is it considered to be a GUARANTEE, HOME WARRANTY OR INSURANCE POLICY OF THE FUTURE LIFE OR FAILURE OF THE ITEMS INSPECTED, EXPRESSED OR IMPLIED. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the property, systems, components, or its contents therein. The Inspector is neither a guarantor nor insurer. The Inspector will have no liability for latent defects or items intentionally covered, concealed or hidden that cannot be observed by a normal visual inspection, or cannot be determined by normal equipment operation at the time of the inspection. Therefore the Inspector is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable, in immediate major repair or not performing the function for which it was intended at the time of the inspection.

THE INSPECTOR IS A HOME INSPECTION GENERALIST AND IS NOT REPRESENTING HIMSELF AS A LICENSED STRUCTURAL ENGINEER, MECHANICAL ENGINEER OR EXPERT IN ANY CRAFT OR TRADE. The Client is urged, prior to closing, to have an expert in the appropriate field examine any and all items noted, R=Not Functioning or In Need of Repair, in the inspection report so to determine the full extent of the condition and effect on the value of the property. It is recommended that all repairs be completed by, or under the direction of a qualified specialist, certified, licensed and bonded in the field of the reported item.

OUTSIDE THE SCOPE OF THE INSPECTION: The inspector does not take responsibility for reporting noncompliance with any homeowners association, building, electrical, mechanical or plumbing codes established by municipal ordinances on any existing structure. The inspection and report does not address the possible presence of hazardous gases, toxic wastes, substances or danger from asbestos, radon gas, lead paints, bacteria's, molds, mildews or fungi, urea formaldehyde, soil contamination and other indoor and outdoor substances. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.

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The inspection does not include any destructive testing or dismantling. Any area(s) which are not exposed to view, is concealed, or is inaccessible because of soil, construction, walls, partitions, floors, carpets, ceilings, furnishings and any other conditions, items, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visual examine. The Client agrees to assume all risk for all conditions, which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THE THIS INSPECTION**

- Items buried or normally covered by construction
- In or below slab water distribution lines leaks and/or sewer leaks.
- Past/present or future roof leaks, layers of roofing material.
- Detached structures, decks, docks, fences, sheds.
- Latent defects, hidden conditions, flat concrete work
- Exterior/Interior painting, paneling and trim
- Floor covering or treatments, wall covering or treatments, window treatments.
- Cabinets, counter tops and back splashes.
- Presence of termites or other wood-destroying insects, organisms, pest or rodent infestation.
- Outside lighting, outside grills.
- HVAC heat exchangers, electrical heat strips, humidifiers, electrical filters, damper motors.
- Self-cleaning items, solar devices, alarm systems, antennas, ice makers, central vacuum systems, refrigerators and laundry equipment.
- Pool or spa bodies and underground piping
- Private water or private sewer systems.
- Water softeners/purifiers systems or component
- Check for pool, hot tub, spa, sauna, or sprinkler below finished grade water leaks
- Examining or operating any private water, water treatment, or sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.

Services for inspecting or evaluating the excluded items listed above may be available from specialists qualified to inspect or evaluate a particular category or item. Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense. It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client.

CONFIDENTIAL REPORT: The inspection report is to be prepared for Client for the purpose of informing the Client of major deficiencies in the condition of the subject property and is solely and exclusively for Client's own information and may not be relied upon by any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. In the event that the inspection report has been prepared for the **SELLER** of the subject property, an authorized representative of Vista Home Inspections, LLC will return to the property, for a fee, to meet with the **BUYER** for a consultation to provide a better understanding of the reported conditions and answer any questions or concerns reported under the original report.

DISPUTES: Client understands and agrees that any claim concerning the interpretation of this agreement or for failure to accurately report any visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and report to the Inspector within ten (10) business day days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agent, employees or independent contractors will make no alterations, modifications or repairs to the claim discrepancy prior to the re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

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SEVERABILITY: Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts' holding.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized association. Except that the parties shall select an arbitrator whom is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

ATTORNEY'S FEES: If a lawsuit is filed by the Client against the Inspector and the Inspector successfully defends the claim of the Client. The Client agrees to pay the Inspectors reasonable attorney's fee, court cost and any other cost incurred in the defending against such claims.

LIMITATION ON LIABILITY: Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for the inspection report. The liability of the inspector's principals, agents, and employees is also limited to the fee paid. This limitation is binding on Client and Client's Spouse, Heirs, Principles, Assigns and anyone else who may others claim through the Client. Client assumes the risk of all losses greater than the inspection fee paid for the inspection. Client agrees to immediate accept a refund of the fee as full settlement of any and all claims that may arise from the inspection.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

INSPECTION REPORT PROVIDED TO CLIENT: AND (WITH CLIENTS CONSENT) BUYERS REALTOR:
SELLER: SELLERS REALTOR: OTHER: _____

HOME INSPECTION: TOWN HOME/CONDO INSPECTION: 1 YR HOME WARRANTY INSPECTION:
RE-INSPECTION:

ADDITIONAL FEES - POOL INSPECTION: SPA INSPECTION: PIER & BEAM: OUTERBUILDING:
SEPTIC INSPECTION:

TOTAL INSPECTION FEE: \$ 350.00 Cash Check

I hereby acknowledge that I have read, understood the Visual Inspection Agreement and authorize the inspection of the Property.

Signature of Client

Date

Signature of Client or Client's Spouse

Date

Signature of Authorized Inspector

Date

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ADDENDUM: REPORT SUMMARY

*The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. **Please refer to the body of this report for further details on these and other recommendations.***

REPAIR ITEMS

Repair list will be completed once the client and the home inspector have gone over the inspection report.