

Your Company Name Here

P.O Box 1093
Arlington, TX 76004

Demonstration Home Inspection Report



555 Anywhere Street
Typical USA
Demonstration
Version

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Your Company Name Here

PROPERTY INSPECTION REPORT

Prepared For: Bob Everybody

Concerning: 555 Anywhere street Typical, us

Inspection Date:

By: Inspector Name: Demonstration Inspector License Number: 6199

Date:

Signature:

Phone:

E-Mail:

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include information gleaned from contract documents 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 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 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 sellers 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 repairs 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 their 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

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

I NI NP D

I. STRUCTURAL SYSTEMS

☐☐☐☒ A. Foundations

Type of Foundation: Slab on Grade

Comments: Slab The foundation appears to have had movement that may be beyond normal, due to the evidence of previous foundation work. You are strongly encouraged to consult the current homeowner on previous foundation work done and warranty information. The client should have an engineer give an evaluation if any concerns exist about the possibility of future movement.

The foundation has had some settlement; the amount of settlement observed is not uncommon to see in this region and for the age of the home. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection.



Notice: Watering your foundation is very important in this region. Please refer to the foundation-watering program in the home maintenance guide.

Notice: Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slab on grade homes and traditional/modern pier and beams homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, sheetrock cracks and floor tile cracks.

Notice: The inspection of the foundation may show it to be functioning as intended 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, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a structural engineer. This inspection is not an engineering report, and should not be considered one. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer.

☐☐☐☒ B. Grading and Drainage - Comments: Negative slope, Due to the nature of the home being built lower than the neighbor to the south it will be difficult to control storm water in all circumstances.

Evidence of historical moisture intrusion is noted on the interior of the home and should be closely monitored and repaired as needed.

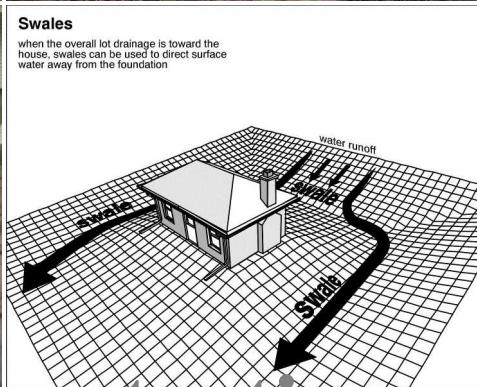
Grading has negative slope and water is pooling against the foundation., Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade;

The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains the accumulation of storm water on the lot may be unavoidable.

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B. Grading and Drainage (continued)



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation

☐ ☐ ☐ ☒

C. Roof Covering Materials

Type of Roof Covering: Modified Bitumen

Viewed from: Walking on Roof

Comments: Asphalt shingle Variations in the roofing material and sub structure are noted in various locations which is fairly commone with the type of material and structural design

Evidence of water penetrations are noted around the chimney area and should be further investigated and repaired by a qualified roofing company.

Standing water and repairs are noted in various location and should be evaluated to determine the extent of repairs that possibly may be needed and any water intrusion that may have caused damage to the sub structure.

The gutters should be cleaned and repaired to allow proper discharge of water around the home.

Recommend monitoring the skylights and repair if and when repairs are needed.

Evidence of water damage is noted on the north west eve of the home. Unable to determine the cause but further evaluation and repairs should be completed

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

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C. Roof Covering Materials (continued)



☐ ☐ ☒ ☐ D. Roof Structures and Attics

Viewed from: No attic access
Approximate Average Depth of Insulation: unknown
Comments: Basic flat roof and no attic present

Note: The inspector is not required to: determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspectors reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

Client: Bob Everybody

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☐☐☐☒ **E. Walls (Interior and Exterior)** - Comments: Drywall/Brick, Typical movement and standard wear and tear is noted on the exterior and interior of the home. Any repairs that are completed would be considered cosmetic in nature.

Due to the foundation movement over that years there is evidence of structural interior wall cracks that will need to be repaired after any foundation repairs have been completed.

Evidence of water damage is noted on the opposing wall of the A/C unit. No moisture is noted at the time of this inspection but historical damage is noted and should be repaired in the near future.

Evidence that the water penetration was from a historical primary line blockage from the a/c unit. It appears that this has been resolved but historical water damage repairs will be needed.



Client: Bob Everybody

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I NI NP D

- ☐☐☐☒ **F. Ceilings and Floors** - Comments: Drywall and Carpet, Evidence of water intrusion is noted on the south bathroom. Recommend that further evaluation be completed to determine the extent of damage and exactly where water intrusion is occurring.

The water damage in the south bathroom appears to have been caused by a historical A/C issue and may require some repairs in the near future.

Ceiling stain in the fireplace ceiling area is coming from a roof leak and the inspector is unable to determine the exact location, but further evaluation and repair are recommended.

Cosmetic drywall improvements are needed in the entire interior of the home after any foundation repairs are completed. Otherwise all interior updates will be considered cosmetic in nature.



- ☐☐☐☒ **G. Doors (Interior and Exterior)** - Comments: Hollow wood, Solid wood, Insulated wood sliding doors, The sliding glass door does not appear to have a shutter or locking noted on the glass. This may indicated possible issues to anyone were to have an accident or other possible damage to the door.

Kitchen pocket door was not functioning at the time of this inspection and should be repaired.

Door rotting is noted on the storage area of the garage and should be repaired or replaced in the near future.

Garage door adjustments will be needed to allow for ease of use if the garage door operator is not replaced.

Front entrance storm door is in near of handle repair.



- ☒☐☐☐ **H. Windows** - Comments: Aluminum double hung, Majority of the windows are older and are not considered an efficient window. All appear to be functioning at the time of this inspection but if additional concerns exist, then a qualified specialist should be contacted.

Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows

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with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing

☐☐☒☐ **I. Stairways (Interior and Exterior)** - Comments:

☐☐☐☒ **J. Fireplaces and Chimneys** - Comments: Block, Brick, Damper block is recommended to allow any excess gases to escape from the interior of the gas log area.

The rain cap/vermin screen is missing and should be replaced.

The actual chimney cap is showing signs of deterioration and should be repaired.

Evidence of water intrusion into the chimney area should be rectified.



☒☐☐☐ **K. Porches, Balconies, Deck , and Carports** - Comments: Concrete Appears to be functioning as intended at the time of this inspection.

☐☐☐☐ **L. Other** - Comments:

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II. ELECTRICAL SYSTEMS

- ☐☐☐☒ **A. Service Entrance and Panels** - Comments: Copper, Due to the nature of the federal stab-loc service box noted in this location, it common for the inspectors to write them up as deficient because they are not longer being used in building process. There is documented evidence of this type of panel having loose breakers noted and could cause possible electrical shorts. However, this panel did not shows any electrical shorting.



- ☐☐☐☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: Copper Recommend installing GFCI's in the kitchen and bathrooms were needed or possible.

Open electrical box is noted in the kitchen lighting area and should be repaired.

Loose outlets are noted in various locations and should be repaired.

Ungrounded outlets are noted in various bedrooms which is not uncommon for the era in which the home was built.

The ceiling fan/light is missing in the kitchen and should be repaired.

All exposed electrical wiring located in the garage area should be enclosed in conduit.



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B. Branch Circuits, Connected Devices, and Fixtures (continued)



Note: (ARC fault) All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in bedrooms shall be protected by a combination type or branch/feeder type arc-fault circuit interrupter installed to provide protection of the entire branch circuit. Effective January 1, 2008, such arc-fault circuit interrupter devices shall be combination type for any homes built 2008 or newer

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☐ **A. Heating Equipment**

Type of Systems: Gas

Energy Sources: Forced air

Comments: Payne Appears to be functioning as intended at the time of this inspection but due to the limitations of temperature restriction during the warmer winter it is difficult to get a representative reading on the air flow.

Heating Equipment Specific Limitations:

The heating elements were tested for continuity but were not physically observed. The heating elements are located within the heater cabinet that would require specialized tools to access and reassemble. If the inspector were to remove the elements under these conditions, the HVAC warranty could be voided. If any concerns exist about the physical conditions of the heating elements, a Qualified HVAC Technician should be contracted prior to closing to fully evaluate to HVAC equipment.

☒☐☐☐ **B. Cooling Equipment**

Type of Systems: Electric

Comments: Payne Unit appeared to be operating normally but a full system blower check was not completed due to the limitations of temperature restrictions at the time of year.

Evidence of previous primary line blockage is noted and should be monitored and repaired as needed.



Cooling Equipment Specific Limitations:

The indoor coils were not physically observed. The coils are located within the cabinet and/or plenum that would require specialized tools to access and reassemble. If the inspector were to remove the ducting and/or cut into the plenum under these conditions, the HVAC warranty could be voided. If any concerns exist about the physical condition of the indoor coils, a qualified HVAC Technician should be contracted prior to closing to fully evaluate to HVAC equipment.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents** - Comments: Metal, Appears to be functioning as intended at the time of this inspection.

IV. PLUMBING SYSTEM

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

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 50 - 60 lbs

Comments: Copper The outside garage faucet is not functioning and should be repaired. The inspector is unable to determine the cause.

Grout and caulking repairs are recommended in the master and the hallway bathrooms.

No backups are noted at the time of this inspection.

No leaks are noted under any of the sinks at the time of this inspection.



☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents** - Comments: Cast iron, PVC, Appears to be functioning as intended at the time of the inspection but due to the home being unoccupied it is recommended that the client consider having the lines scope to determine if any breaks exists.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and

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Client: Bob Everybody

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circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

☐☐☒ **C. Water Heating Equipment**

Energy Sources: Natural gas

Capacity: 40 gallon installed in 1998

Comments: Kenmore Life expectancy of a water heater, on average is about 7 to 12 years. Recommend monitoring and repair if and when repairs are needed.

One cannot predict the actual life expectancy of a water heater, so the client is encouraged to budget for a water heater.

The water heater does not have a pan installed beneath the water heater and should be corrected. The note is however, that when this home was built the water heaters did not require a pan beneath the unit.

The temperature pressure relief line is not connected to a discharge line to the exterior of the home and should be repaired.



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

☐☐☐☐ **E. Other** - Comments:

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V. APPLIANCES

☐☐☒ **A. Dishwashers** - Comments: Maytag, Unit was not functioning at the time of this inspection and was leaking around the discharge tube.

☐☐☒ **B. Food Waste Disposers** - Comments:

☒☐☐☐ **C. Range Hood and Exhaust Systems** - Comments: None to Note, Appears to be functioning as intended at the time of this inspection.

☐☐☒ **D. Ranges, Cooktops, and Ovens** - Comments: Whirlpool - Functioning at the time of this inspection but should be repaired.



☐☐☒ **E. Microwave Ovens** - Comments:

☐☐☒ **F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments:

☐☐☒ **G. Garage Door Operators** - Comments: Overhead Door, Garage door operator was not functioning at the time of this inspection and should be repaired.

The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.



☐☐☒ **H. Dryer Exhaust Systems** - Comments: Metal flex, Needs cleaning

☐☐☐☐ **I. Other** - Comments:

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VI. OPTIONAL SYSTEMS

☐☐☒☐ **A. Landscape Irrigation (Sprinkler) Systems** - Comments:

☐☐☒☐ **B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:

Comments:

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

Notice: Evaluations of inline pool chlorinators are outside the scope of this inspection. Anytime there is an inline chlorinator in place, you are strongly encouraged to have the chlorinator fully evaluated by a qualified pool technician prior to closing.

Notice: Diving Boards and/or Slides; U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.

Notice: Per Texas Real Estate Commission Standards of Practice Full evaluation of the integrity of the pools gas heater heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

☐☐☐☐ **C. Outbuildings** - Comments:

☐☐☐☐ **D. Private Water Wells** (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

☐☐☐☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

☐☐☐☐ **F. Other** - Comments:

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I NI NP D

Inspector Name: Mark Nation

Company Name: Cornerstone Inspections Inc.

Address: PO Box 1093

City State Zip: Arlington, TX 76013

Client Name: Bob Everybody

Property Address: 555 anywhere street

City State Zip: Typical USA

AGREEMENTS AND LIMITATIONS

This Inspection Report covers only the items listed and only on the present condition of those items. This Inspection Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. Furthermore, this Inspection Report reflects only those items that are reasonably accessible and observable at the time of the inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably accessible or observable at the time of the inspection or of items which require the removal of major or permanent covering. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO THE ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is URGED to contact a QUALIFIED SPECIALIST to make further inspections or evaluations of that item.

Buyer agrees to notify CornerStone Inspections in writing of any complaints within (30) days of the inspection and must thereafter allow prompt re-inspection of the items under discussion; otherwise, the Buyer waives all claims for damages arising out of such complaint. If Buyer institutes any legal action concerning this inspection and fails to prevail on all of the causes of action alleged, Buyer shall be liable to CornerStone Inspections for any and all attorney's fees incurred in such action. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

If a dispute arises out of or relate to the independent inspector's performance, and if, said dispute cannot be settled between the parties to this inspection by the standards themselves, the parties hereto hereby agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator(s), at either party's option, selected from the panel of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administering cost shall be borne equally by all parties to the dispute.

Note: For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County, or the attorney of your choice.

This Inspection Report is prepared exclusively for the Buyer named and is not transferable to anyone in any form. Buyer gives permission for (inspector) to discuss report findings with Real Estate agents, specialist or repair persons for the sake of clarification.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, not technically exhaustive and does not imply every defect will be discovered.

Signature:

Inspection Date:

Summary

I. STRUCTURAL SYSTEMS

- A. Foundations Slab, The foundation appears to have had movement that may be beyond normal, due to the evidence of previous foundation work. You are strongly encouraged to consult the current homeowner on previous foundation work done and warranty information. The client should have an engineer give an evaluation if any concerns exist about the possibility of future movement.

The foundation has had some settlement; the amount of settlement observed is not uncommon to see in this region and for the age of the home. This is a cursory and visual observation of the condition and circumstances present at the time of this inspection.

Type of Foundation(s): Slab on Grade



- B. Grading and Drainage Negative slope, Due to the nature of the home being built lower than the neighbor to the south it will be difficult to control storm water in all circumstances.

Evidence of historical moisture intrusion is noted on the interior of the home and should be closely monitored and repaired as needed.

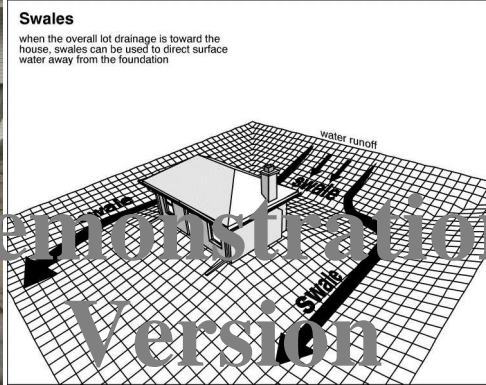
Grading has negative slope and water is pooling against the foundation. Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade,

The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains the accumulation of storm water on the lot may be unavoidable.



Summary (continued)

B. Grading and Drainage (continued)



C. Roof Covering Materials Asphalt shingle, Variations in the roofing material and sub structure are noted in various locations which is fairly commone with the type of material and structural design

Evidence of water penetrations are noted around the chimney area and should be further investigated and repaired by a qualified roofing company.

Standing water and repairs are noted in various location and should be evaluated to determine the extent of repairs that possibly may be needed and any water intrusion that may have caused damage to the sub structure.

The gutters should be cleaned and repaired to allow proper discharge of water around the home.

Recommend monitoring the skylights and repair if and when repairs are needed.

Evidence of water damage is noted on the north west side of the home. Unable to determine the cause but further evaluation and repairs should be completed. Types(s) of Roof Covering: Modified Bitumen Viewed From: Walking on Roof



Summary (continued)

C. Roof Covering Materials (continued)



E. Walls (Interior and Exterior) Drywall/Brick, Typical movement and standard wear and tear is noted on the exterior and interior of the home. Any repairs that are completed would be considered cosmetic in nature.

Due to the foundation movement over that years there is evidence of structural interior wall cracks that will need to be repaired after any foundation repairs have been completed.

Evidence of water damage is noted on the opposing wall of the A/C unit. No moisture is noted at the time of this inspection but historical damage is noted and should be repaired in the near future.

Evidence that the water penetration was from a historical primary line blockage from the a/c unit. It appears that this has been resolved but historical water damage repairs will be needed.



Summary (continued)

E. Walls (Interior and Exterior) (continued)



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F. Ceilings and Floors Drywall and Carpet, Evidence of water intrusion is noted on the south bathroom. Recommend that further evaluation be completed to determine the extent of damage and exactly where water intrusion is occurring.

The water damage in the south bathroom appears to have been caused by a historical A/C issue and may require some repairs in the near future.

Ceiling stain in the fireplace ceiling area is coming from a roof leak and the inspector is unable to determine the exact location, but further evaluation and repairs are recommended.

Cosmetic drywall improvements are needed in the entire interior of the home after any foundation repairs are completed. Otherwise all interior updates will be considered cosmetic in nature.



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G. Doors (Interior and Exterior) Hollow wood, Solid wood, Insulated wood sliding doors, The sliding glass door does not appear to have a shatter proof labeling noted on the glass. This may indicate possible issues to anyone who were to have an accident or other possible damage to the door.

Kitchen pocket door was not functioning at the time of this inspection and should be repaired.

Door rotting is noted on the storage area of the garage and should be repaired or replaced in the near future.

Garage door adjustments will be needed to allow for ease of use if the garage door operator is not replaced.

Front entrance storm door is in need of handle repair.

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Summary (continued)

G. Doors (Interior and Exterior) (continued)



J. Fireplaces and Chimneys Block, Brick, Damper block is recommended to allow any excess gases to escape from the interior of the gas log area.

The rain cap/vermin screen is missing and should be replaced.

The actual chimney cap is showing signs of deterioration and should be repaired.

Evidence of water intrusion into the chimney area should be replaced.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Copper, Due to the nature of the federal stab-loc service box noted in this location, it common for the inspectors to write them up as deficient because they are not longer being used in building process. There is documented evidence of this type of panel having loose breakers noted and could cause possible electrical shorts. However, this panel did not shows any electrical shorting.



Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures Copper, Recommend installing GFCI's in the kitchen and bathrooms were needed or possible.

Open electrical box is noted in the exterior lighting area and should be repaired.

Loose outlets are noted in various locations and should be repaired.

Ungrounded outlets are noted in various bedrooms which is not uncommon for the era in which the home was built.

The ceiling fan/light is missing in the kitchen and should be repaired.

All exposed electrical wiring located in the garage area should be enclosed in conduit. Type of Wiring: Copper



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures Copper, The outside garage faucet is not functioning and should be repaired. The inspector is unable to determine the cause.

Grout and caulking repairs are recommended in the master and the hallway bathrooms.

No backups are noted at the time of this inspection.

No leaks are noted under any of the sinks at the time of this inspection.

Location of water meter: Front yard Location of main water supply valve: Front yard Static water pressure reading: 50 - 60 lbs

Summary (continued)

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



C. Water Heating Equipment Kenmore, life expectancy of a water heater, on average is about 10 to 12 years. Recommend monitoring and repair if and when repairs are needed.

One cannot predict the actual life expectancy of a water heater, so the client is encouraged to budget for a water heater.

The water heater does not have a pan installed beneath the water heater and should be corrected. The note is however, that when this home was built the water heaters did not require a pan beneath the unit.

The temperature pressure relief line is not connected to a discharge line to the exterior of the home and should be repaired.
Energy Source: Natural gas Capacity: 40 gallon installed in 1998



V. APPLIANCES

A. Dishwashers Maytag, Unit was not functioning at the time of this inspection and was leaking around the discharge tube.

Summary (continued)

D. Ranges, Cooktops, and Ovens Whirlpool, Functioning at the time of this inspection but should be repaired.



Demonstration Version

G. Garage Door Operators Overhead Door, Garage door operator was not functioning at the time of this inspection and should be repaired.

The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.



H. Dryer Exhaust Systems Metal flex, Needs cleaning

Demonstration Version

Demonstration Version