



WILLIS HOME
I N S P E C T I O N S

214-448-9572

cliffwillis01@hotmail.com

This Home Inspection Report Prepared Exclusively For:

John Smith
12283 Andalusia Trail
Arlington, Texas 76017

PROPERTY INSPECTION REPORT

Prepared For: John Smith
(Name of Client)

Concerning: 12283 Andalusia Trail
(Address of Inspected Property)

Arlington, Texas 76017
(City, State, Zip)

March 30, 2010
(Date)

By: Cliff Willis #4225
(Name and License Number of Inspector)

(Other Identification: Report Number)

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

0912002
(Willis Home Inspections Report #)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. **If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.**

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. **An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.** While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. **The inspector is not required to move furnishings or stored items.** The inspection report may address issues that are code-based or may refer to a particular code; however, **this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions.** The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. **Comments may be provided by the inspector whether or not an item is deemed deficient.** The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

(Continued on page 3)

PROPERTY INSPECTION REPORT

Prepared For: John Smith
 (Name of Client)

Concerning: 12283 Andalusia Trail Arlington, Texas 76017 March 30, 2010
 (Address of Inspected Property) (City, State, Zip) (Date)

By: Cliff Willis #4225
 (Name and License Number of Inspector)

 (Other Identification: Report Number)

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

0912002
 (Willis Home Inspections Report #)

(Continued from page 2)

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement (including the box labeled "DISCLAIMER OF WARRANTIES"). The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this Agreement, even if the client was not present at the inspection and/or has not signed this Agreement.
- Client has 7 (seven) days to submit written objection to the terms of the agreement otherwise, client is bound by the Agreement and Terms and Conditions of the Report, if not previously signed/accepted.
- Paint, Floor Coverings, and other Cosmetic Items are SPECIFICALLY EXCLUDED from this report.
- Buyer has received a notebook of useful information.
- Willis Home Inspections may have an affiliation with third party service providers ("TPSP") in order to offer value-added services to its Clients. By signing this agreement you authorize our third party service providers to call you at the numbers you have provided to discuss special service offers. Compensation may be received from outside companies for services/information provided by Willis Home Inspections pertaining to this inspection, unless otherwise requested in writing.
- Buyer has received a Home Inspection Information Sheet.
- This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.
- These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are *Readily Accessible* and the inspector(s) noted at the time of the inspection.
- This inspection does not include a mold test unless specifically requested. If indications of water penetration are known, such as notes of water penetration on this report or seller's disclosure or any visible water stains, recommend a mold inspection/test be considered.
- Some area utility companies may pressure test the gas line prior to turning on the utilities. Pressure testing the line is beyond the scope of this inspection and may find gas line leaks not noted at the time of inspection. Recommend contacting the local gas company regarding start up procedure prior to closing on the property and having the line pressure checked by them if available.

(Date) Tuesday, March 30, 2010 Customer Signature: X

Thank You!

INVOICE

<input checked="" type="checkbox"/> Residential Inspection	\$197.00	<input checked="" type="checkbox"/> Sprinkler Inspection	\$0.00
<input checked="" type="checkbox"/> W.D.I. Inspection	\$100.00	<input type="checkbox"/> Sewer Cam Inspection	\$0.00
<input type="checkbox"/> Gas Line Leak Check	\$0.00	<input checked="" type="checkbox"/> Sales Tax	\$10.00
<input type="checkbox"/> Swimming Pool	\$0.00	<input type="checkbox"/>	\$0.00

Total \$ 307.00

Method of Payment	<input type="checkbox"/> Credit Card	Card #:	Expiration Date:
<input type="checkbox"/> Check #	<input checked="" type="checkbox"/> Cash	Name on Card:	Security Code:
		Zip code:	

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service, PO Box 12847, Austin, Texas 78711-2847 (512) 305-8250

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1 (10/2008)

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

I	NI	NP	D	Inspection Item
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- H. Windows - Comments:**
 See the note(s) under the *Structural* section of the Addendum page(s).
NOTES: SIGNS OF LOST SEALS IN THE THERMAL PANE WINDOWS MAY APPEAR AND DISAPPEAR AS TEMPERATURE/HUMIDITY CHANGES. SOME WINDOWS WITH LOST SEALS MAY NOT BE EVIDENT AT THE TIME OF THE INSPECTION. WINDOWS ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME LOST SEALS WERE NOTED, RECOMMEND ALL WINDOWS BE CHECKED BY A SPECIALIST FOR FURTHER LOST SEALS. STORM WINDOWS ONLY CHECKED FOR DAMAGED OR MISSING GLASS. RECOMMEND LOCAL MUNICIPALITIES BE CONSULTED FOR FURTHER INFORMATION CONCERNING THE USE AND SAFETY REQUIREMENTS SUGGESTED FOR THE USE OF BURGLAR BARS.
- I. Stairways (Interior & Exterior) – Comments:**
 See the note(s) under the *Structural* section of the Addendum page(s).
- J. Fireplace/Chimney – Comments:**
 See the note(s) under the *Structural* section of the Addendum page(s).
Number of Fireplaces: ONE
Type: Metal Box & Flue(s) Masonry(s)/Brick Wood Stove Other
 No cap is present on the flue. A cap may not be required for masonry flue.
 This fireplace is intended for radiant heat or gas logs only.
NOTE: UNABLE TO CHECK RECESSED GAS VALVE(S) FOR LEAKS. RECOMMEND FIREPLACES WITH GAS LOGS HAVE A POSITIVE STOP TO ENSURE PROPER VENTILATION.
- K. Porches, Balconies, Decks, and Carports - Comments:**
 See the note(s) under the *Structural* section of the Addendum page(s).
 Wood deck location: None
NOTE: ONLY THE PORCHES, DECKS OR BALCONIES ATTACHED AND/OR ABUTTED TO THE STRUCTURE AND ARE USED FOR INGRESS AND EGRESS ARE INSPECTED. PORCHES, WALKS AND DRIVEWAYS ARE ONLY INSPECTED AS THEY RELATE TO INDICATIONS OF FOUNDATION MOVEMENT.
- L. Other - Comments:**
 See the note(s) under the *Structural* section of the Addendum page(s).
NOTE: CABINETS AND COUNTERTOPS ARE NOT INSPECTED.
- II. ELECTRICAL SYSTEMS**
- A. Service Entrance and Panels - Comments: Amps: 150 Volts: 120/240**
 See the note(s) under the *Electrical* section of the Addendum page(s).
 Unable to inspect underground services.
Location of the Main Electrical & Sub Panels: Garage Rear exterior of house
 Master Bedroom Closet Other
NOTE: MOST COMPONENTS OF THE ELECTRICAL SYSTEM ARE NOT READILY ACCESSIBLE, UNABLE TO FULLY INSPECT.
- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper Aluminum *Conductor type:* ROMEX
Comments: See the note(s) under the *Electrical* section of the Addendum page(s).
GFCI Resets located at: Kitchen Master Bathroom Garage Hall Bathroom
 Pool Equipment Circuit breakers in the Main Electrical Panel Other
 AFCI (Arc Fault Circuit Interrupters) were noted in the Main electrical panel.
NOTE: ARC AND GROUND FAULT CIRCUIT INTERRUPTERS ARE REQUIRED BY THE TEXAS REAL ESTATE COMMISSION IN CERTAIN LOCATIONS. REPAIR MAY NOT BE REQUIRED. REFER TO THE TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING RECOGNIZED HAZARDS, FORM OP-I.
 Smoke Detectors If inspected, tested with test button only.
 Part of a central security system.
 Some or all units are inaccessible.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: CENTRAL - FORCED AIR

Comments: See the note(s) under the Heating-AC section of the Addendum page(s).

Energy Source: Electric Gas Other

If unit uses natural gas: Type of connector line: FLEX

Type of Pilot: Standing Automatic Igniter

Number of units: ONE

Location: HALL CLOSET

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

Location: _____

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

Location: _____

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

Location: _____

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

NOTES: THERMOSTATS ARE CHECKED IN MANUAL MODE ONLY.

FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.

RECOMMEND TURNING THE PILOT OFF IN THE SUMMER TO HELP PREVENT RUST BUILD-UP IN THE HEAT EXCHANGER.

B. Cooling Equipment

Type of System: CENTRAL - FORCED AIR

Comments: See the note(s) under the Heating-AC section of the Addendum page(s).

Energy Source: Electric Gas Other

Number of units: ONE

Location: HALL CLOSET

Temperature Differential: 14 °F

Location: _____

Temperature Differential: _____ °F

Location: _____

Temperature Differential: _____ °F

Location: _____

Temperature Differential: _____ °F

Only able to do a limited check of the A/C systems due to low outside temperature. The compressor(s) and control(s) are operable.

Unable to check the condensate drain(s) due to low outside temperature.

No secondary drain pan was noted below the unit.

NOTES: UNIT(S) ARE NOT INSPECTED FOR CLEANLINESS AND/OR FOR RUST.

RECOMMEND THE FILTER BE CLEANED OR CHANGED ON A REGULAR BASIS.

UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY.

UNITS ARE NOT DISASSEMBLED OR OPENED FOR INSPECTION.

C. Duct System, Chases, and Vents - Comments:

See the note(s) under the Heating-AC section of the Addendum page(s).

Heating-A/C filter size(s): Fiberglass: 12x24x1 14x25x1 16x25x1 16x20x1
 20x20x1 20x25x1 25x25x1 Other

Washable Electrostatic Fiberglass Media Hammock style

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IV. PLUMBING SYSTEMS

A. Water Supply System and Fixtures

Location of Water Meter: FRONT YARD

Location of Main Water Supply Valve: WATER METER

Static Water Pressure Reading: 60 p.s.i.

Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).

Type of Water Supply Lines (Visible): COPPER

The washer and dryer are connected, unable to check the laundry utility lines.

The water meter was checked for any movement.

NOTE: UNABLE TO TEST WASHER UTILITY DRAIN AT FULL CAPACITY.

UNLESS OTHERWISE SPECIFICALLY NOTED STATIC WATER PRESSURE IS MEASURED AT AN EXTERIOR WATER FAUCET DURING THE TIME OF THE INSPECTION. WATER PRESSURE CAN DIFFER GREATLY BASED ON THE TIME OF DAY AND LOCATION OF READING.

I NI NP D Gas Supply: Natural Gas

Type of Gas Supply Lines: BLACK STEEL *Location of Main Valve:* GARAGE SIDE

NOTE: PROPANE SYSTEMS ARE NOT INSPECTED.

B. Drains, Wastes, and Vents

Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).

Type of Drain Pipes: PLASTIC *Type of Vent Pipes:* PLASTIC

C. Water Heating Equipment

Energy Source: Gas Electric Other

Capacity: 50 gallons

Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).

If unit uses natural gas: Type of connector line: FLEX

Number of Water Heaters: ONE

Location(s): GARAGE

D. Hydro-Massage Therapy Equipment - Comments:

See the note(s) under the *Plumbing* section of the Addendum page(s).

Cover is absent or inaccessible for area under tub.

V. APPLIANCES

A. Dishwasher - Comments:

See the note(s) under the *Appliances* section of the Addendum page(s).

NOTE: LOWER PANEL NOT REMOVED FOR INSPECTION.

BACKFLOW PREVENTION MAY NOT BE VISIBLE ON SOME UNITS.

B. Food Waste Disposer - Comments:

See the note(s) under the *Appliances* section of the Addendum page(s).

C. Range Exhaust Vent - Comments:

See the note(s) under the *Appliances* section of the Addendum page(s).

Recirculating (vent pipe not required) Vented Downdraft

NOTE: RANGE VENT NOT CHECKED FOR CLEANLINESS.

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I	NI	NP	D	Inspection Item
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Ranges, Cooktops, and Ovens - Comments:
 <input checked="" type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).
 Oven: <input checked="" type="checkbox"/> Electric Elements <input type="checkbox"/> Gas Burners
 Range/Cooktop: <input checked="" type="checkbox"/> Electric Elements <input type="checkbox"/> Gas Burner
 Type of Pilot: <input type="checkbox"/> Standing <input type="checkbox"/> Automatic Igniter
 If unit uses natural gas: Type of connector line: _____
 Oven thermostat: Temperature Reading: <u>380</u>°F / _____°F</p> <p>NOTES: OVEN CHECKED AT 350°F.
 IF PRESENT, DELAY TIMER AND SELF-CLEAN MODE AND LOCK ARE NOT TESTED.
 <input type="checkbox"/> Gas line not readily accessible.
 <input checked="" type="checkbox"/> Anti-tip device not required.
 <input type="checkbox"/> Anti-tip device not visible, unable to determine if present</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Microwave Oven - Comments:
 <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).
 NOTE: MICROWAVE OVEN NOT INSPECTED FOR RADIATION LEAKS.</p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>F. Trash Compactor - Comments:
 <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Mechanical Exhaust Fans and Bathroom Heaters - Comments:
 <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).
 <input checked="" type="checkbox"/> Heaters not present. <input type="checkbox"/> Exhaust fans not present.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>I. Garage Door Operator(s) - Comments:
 <input checked="" type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Doorbell and Chimes - Comments:
 <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>K. Dryer Vent - Comments:
 <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).
 NOTE: DRYER VENT NOT CHECKED FOR CLEANLINESS. LINT MAY COLLECT IN THE VENT PIPE OVER TIME CAUSING THE DRYER TO OVER-HEAT AND/OR NOT FUNCTION PROPERLY.</p> |
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VI. OPTIONAL SYSTEMS

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Lawn and Garden Sprinkler Systems - Comments:
 <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s).
 Control Panel Location: <u>GARAGE</u>
 Coverage: <input checked="" type="checkbox"/> Front Yard <input checked="" type="checkbox"/> Back Yard <input checked="" type="checkbox"/> Side Yard(s) <input type="checkbox"/> Other
 Zones used: <u>6</u> Valve Box Location: <u>FRONT YARD</u>
 NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.</p> |
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I	NI	NP	D	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>B. Swimming Pools, Spas, Hot Tubs, and Equipment <i>Type of Construction:</i> <input type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). <i>Shell Type:</i> <input type="checkbox"/> Gunite <input type="checkbox"/> Fiberglass <input type="checkbox"/> Vinyl <input type="checkbox"/> Other <input type="checkbox"/> There is no significant movement in the shell at this time. <input type="checkbox"/> The main drain is plumbed into the skimmers, unable to fully evaluate the main drain. <i>Type of filter:</i> <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> D. E. <input type="checkbox"/> Other <i>The following items were noted as being present:</i> <input type="checkbox"/> Slide <input type="checkbox"/> Ladder <input type="checkbox"/> Diving Board <input type="checkbox"/> Pool Sweep <input type="checkbox"/> Other/Heater NOTES: POOL NOT CHECKED FOR SHELL LEAKAGE OR TESTED IN BACKWASH MODE. THE POOL COATING IS CONSIDERED COSMETIC AND IS NOT PART OF THIS INSPECTION. ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, OR WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>C. Outbuildings – Comments: <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). Type: _____</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>D. Outdoor Cooking Equipment <i>Energy Source:</i> <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Other <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Gas Supply Systems – Comments: <input type="checkbox"/> Meter Check: With all gas appliances and associated pilot lights turned off in the house, there is no measurable gas flow through the gas meter and the pilot lights were relit.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>F. Private Water Wells (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Type of Storage Equipment:</i> <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). <input type="checkbox"/> This house is connected to a well system. This system was tested for functionality only.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>G. Private Sewage Disposal (Septic) Systems <i>Type of System:</i> <i>Location of Drain Field:</i> <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). <input type="checkbox"/> This house is connected to a septic system. This system was tested for functionality only. Recommend consulting with the County Health Department for information regarding inspection, certification and maintenance of the septic systems. Is property occupied at time of inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No NOTE: IF NO, TEST MAY BE INSUFFICIENT AS THE SYSTEM WAS NOT UNDER REGULAR USE AT THE TIME OF THE INSPECTION. Does tank have a visible riser? <input type="checkbox"/> Yes <input type="checkbox"/> No Method of evaluation: <input type="checkbox"/> Dye & Visual <input type="checkbox"/> Visual only Was water run for minimum of 30 minutes? <input type="checkbox"/> Yes <input type="checkbox"/> No Was any effluent and/or dye visible on ground? <input type="checkbox"/> Yes <input type="checkbox"/> No Functional drainage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>H. Whole-House Vacuum Systems – Comments: <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). NOTE: ONLY VISIBLE AND ACCESSIBLE OUTLETS ARE TESTED, ACCESSORIES ARE NOT TESTED OR NOTED.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>I. Other Built-In Appliances - Comments: <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). <input type="checkbox"/> I <input checked="" type="checkbox"/> NI <input checked="" type="checkbox"/> NP <input type="checkbox"/> R Other</p>

Addendum Page

ITEMS THAT ARE DEFICIENT AND ITEMS THAT ARE QUESTIONABLE AS TO PERFORMING FUNCTION AS INTENDED AS REQUIRED BY THE TEXAS REAL ESTATE COMMISSION (TREC). REPAIR IS NOT MANDATORY. REFER TO THE TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS, FORM OP-I, IN YOUR NOTEBOOK.

I. STRUCTURAL SYSTEMS

1. The foundation has shifted in one or two areas evident mainly by a hairline crack in the brickwork on the garage side of the house. There is poor drainage in some areas around the perimeter of the foundation mainly along front and rear of the house due to a high soil line. Recommend this be corrected to help minimize future foundation movement and/or water penetration into the house. However, I do not believe foundation repairs are warranted at this time. Proper maintenance should be maintained to minimize future foundation movement.
2. There are several areas of blistered shingles on the roof. Also, there are tree limb damaged shingles on the roof over the rear corner bedroom. Also, there is caulking around the chimney flashing on the roof. Recommend roofer be consulted for further evaluation and/or repairs and to check for other repairs that may be needed at that time.
3. Tree limbs should be kept trimmed to help prevent damage to the roof.
4. There are cracks in the chimney mortar cap on the roof.
5. There is deterioration of the mortar, and bricks are cracked in the firebox of the fireplace.
6. There is minor damage to the lower panels of the metal overhead garage door. The safety reverse block test was not performed.
7. There is wood rot to the bottom of the exterior siding on the rear of the house.
8. There is at least one cracked windowpane in the master bedroom. Marked with a red dot.
9. There is one loose window balance spring in the master bedroom.
10. There are at least two missing window screens from the front of the house.
11. There is a hole in one of the master bath closet doors.
12. The door handle and latch are missing from the front corner bedroom door.
13. There is no insulation in the attic over about a 4 square foot area over the living area.

II. ELECTRICAL SYSTEMS

1. There is no GFCI (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the kitchen, or the outside.
2. One electrical outlet in the living area registers reversed polarity. Marked with a red dot.
3. There are no arc-fault circuit interrupters noted in this house.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

1. There is a significant accumulation of rust flakes in the burner compartment of the heat exchanger. Also, there is no anti-vibration bushing around the gas line as it passes into the unit. Recommend a heating specialist be consulted to check the heat exchanger and to check the furnace for proper and safe operation.
2. The gray plastic covering has deteriorated on a small section of ductwork to one living area vent.

IV. PLUMBING SYSTEMS

1. The master bath shower enclosure needs caulk or grout repair to help prevent water penetration to the underlying materials. Also, there are at least two tiles that are loose to the wall in the master bath shower enclosure. Unable to determine condition of underlying materials.
2. The hall bath tub enclosure needs caulk or grout repair to help prevent water penetration to the underlying materials. Unable to determine condition of underlying materials.
3. Water seeped from around the water heater cold-water line connection on top of the unit during the inspection.

Addendum Page

ITEMS THAT ARE DEFICIENT AND ITEMS THAT ARE QUESTIONABLE AS TO PERFORMING FUNCTION AS INTENDED AS REQUIRED BY THE TEXAS REAL ESTATE COMMISSION (TREC). REPAIR IS NOT MANDATORY. REFER TO THE TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS, FORM OP-I, IN YOUR NOTEBOOK.

V. APPLIANCES

1. With the temperature gauge set at 350 degrees the oven temperature registered 380 degrees.
2. The kitchen sink sprayer transfer valve is stuck and does not transfer all of the water from the faucet to the sprayer.
3. Smoke detectors were not noted in each of the bedrooms.
4. The garage door would not stay closed when lowered by the automatic garage door opener. It had to be manually closed. Also, recommend the garage door lock be disabled or removed.

VI. OPTIONAL SYSTEMS

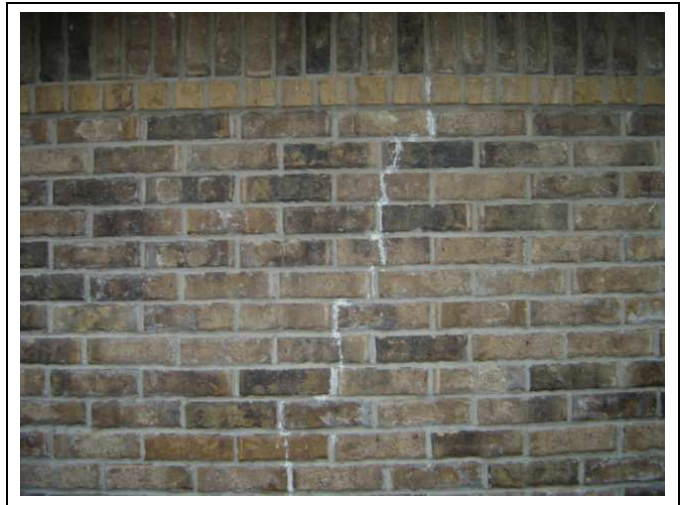
Lawn Sprinkler System

1. One zone in the front yard ran continuously even when the control panel was unplugged from electrical power. It was controlled by the main water valve to the system only.
2. Unable to determine if all heads in each zone popped up when operated in manual mode.

Photo Page



Front of the House



Crack in brickwork, garage side



Blistered shingles on roof



Tree limb damaged shingles



Tree limbs in contact with the roof



Caulking repairs around chimney flashing

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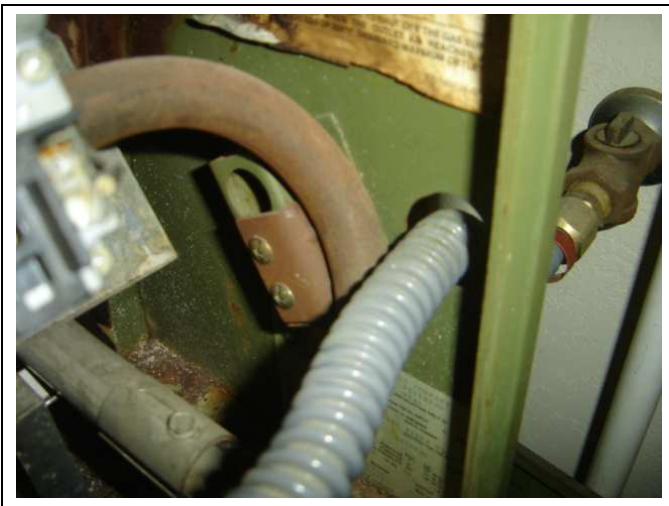
Photo Page



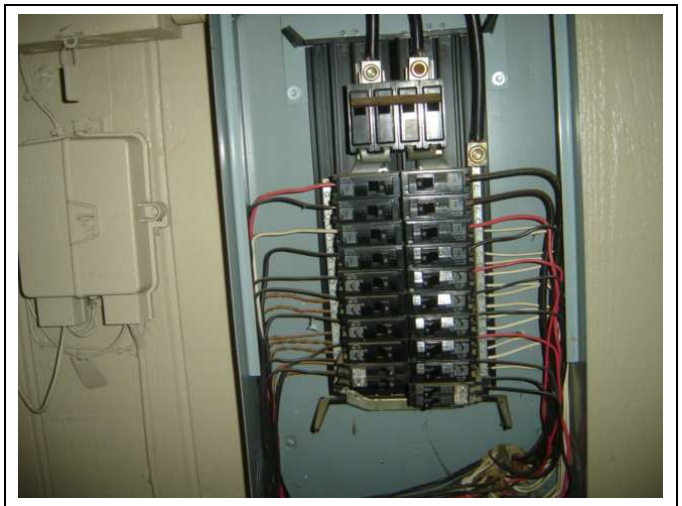
Cracks in chimney mortar cap, roof



Wood rot to siding, rear of house



Anti-vibration bushing missing, furnace gas line



View of electrical panel with cover removed



Deteriorated ductwork, attic



Area of attic not insulated

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WILLIS HOME INSPECTIONS
Home & Termite InspectionsCliff Willis
PO Box 2256
DeSoto, Texas 75123
214-448-9572

Real Estate Inspection Agreement

Customer Name: John Smith **Date:** March 30, 2010

The above parties agree to the following on consideration for the fee received below, WILLIS HOME INSPECTIONS shall provide a licensed real estate inspector to perform a "Real Estate Inspection" on the property located at:

Address: 12283 Andalusia Trail, Arlington, Texas 76017

SCOPE: The inspection(s) is a "limited visual inspection(s)" of the "Readily Accessible Items Agreed To Be Inspected" on the real estate property located at the above address. We follow the Inspection standards as currently promulgated and published by the Texas Real Estate Commission and the Structural Pest Control Board. These are the agreed standards of practice for the performance of this inspection. (A copy of which is available upon request at the inspection or prior to the inspection.) The inspection is intended to be a practical, non-destructive examination of the functions of the building, its components and equipment. The examination is limited to visual, audible and operational techniques. **We do not inspect for building codes, soil analysis, design, adequacy, capacity, efficiency, sizing, value, floodplain location, presence of LEAD PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS. Code Compliance inspection of existing structures is specifically excluded** from the inspection, although some codes may be used as a reference and basis for the Inspector's opinions. Please refer to the **HOME INSPECTION INFORMATION sheet included in the Coping With the Joys of Home Ownership manual** to obtain a better understanding of what an inspection includes and does not include.

Customer agrees that items not included in the inspection report are specifically excluded from the inspection and should be performed by other inspectors or technicians more qualified and knowledgeable in those areas.

EXCLUSIVITY: The inspection is performed for the exclusive use of the customer and is subject to the terms and conditions of this document and specific terms and conditions noted in the inspection report, which may include additional clarification of definitions, limitations, and exclusions.

REPORT: "Unless otherwise specified, no warranties or guarantees expressed or implied," including any implied warranties, or fitness of merchantability is included as part of the inspection or the report unless specifically stated. The inspection report will contain the **opinion of the inspector** on the items inspected that are found to be deficient on the day of the inspection only. The inspection or the report will not include opinions as to the **adequacy, efficiency, quality, durability, or future life and performance** of any item inspected. Those opinions are specifically excluded from the inspection or the report.

It is agreed that **opinions** expressed by the inspectors **are only opinions** and shall not constitute a basis for any claim of negligence or breach of contract. For the **purpose of the inspection, the report and this agreement, negligence and breach of contract is defined** as failure to inspect items **agreed to be inspected by both parties**. No other interpretation shall apply.

This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement (including the box labeled "DISCLAIMER OF WARRANTIES"). The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this Agreement, even if the client was not present at the inspection and/or has not signed this Agreement.

Client has 7 (seven) days to submit written objection to the terms of this agreement otherwise, client is bound by this Agreement and Terms and Conditions of the Report, if not previously signed/accepted.

Distribution of Report – We are authorized to distribute copies of the Inspection Report to those directly involved in this transaction, unless otherwise instructed in writing.

Before completion of any contractual agreements on the property inspected, Customer agrees to obtain **second opinions** on items where performance may be reported as questionable, and to hold WILLIS HOME INSPECTIONS and the Inspector free from any liability on those items.

DISCLAIMER OF WARRANTIES

THE COMPANY MAKES NO GUARANTEE OR WARRANTY AS TO ANY OF THE FOLLOWING:

1. That all defects have been found or that company will pay for repair of undisclosed defects.
2. That any of the items inspected are designed or constructed in good workmanlike manner.
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.

The customer agrees and understands that the **maximum liability** incurred by **WILLIS HOME INSPECTIONS** for **errors and omissions** in the inspection, including liability, of any inspector, owner, or employee of WILLIS HOME INSPECTIONS, if any, to the customer shall be **limited to the amount of the fee paid for the inspection, not to exceed \$500.00.** The customer further agrees to a **one-year statute of limitations** to make any and all claims. The Customer agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by WILLIS HOME INSPECTIONS, any inspector, owner, or employee of WILLIS HOME INSPECTIONS as a result of any legal action by the customer where the customer does not prevail.

Initials: X _____

The customer agrees to notify WILLIS HOME INSPECTIONS by telephone and in writing, within two (2) business days of evidence of the problem and to allow WILLIS HOME INSPECTIONS and inspector five (5) business days to respond. Inspector must be allowed access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with WILLIS HOME INSPECTIONS relieves WILLIS HOME INSPECTIONS of any and all liability.

DISPUTE RESOLUTION: Any dispute, controversy or claim arising out of, or relating to, this agreement or the breach thereof shall be submitted to final and binding arbitration under the Expedited Arbitration Rules of the National Academy of Conciliators. The decision of the Arbitrator appointed there under shall be final and binding, and judgment on the award may be entered in to any court of competent jurisdiction.

NOTICE: YOU, THE CONSUMER, HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTIVE ACT WHICH IS IN ADDITION TO ANY REMEDIES WHICH MAY BE AVAILABLE UNDER ANY CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY, OR THE ATTORNEY OF YOUR CHOICE.

ACKNOWLEDGMENT: The undersigned have reviewed this document, understand its contents and agree to the terms and conditions contained herein. In the absence of the Customer to sign this agreement prior to or at the time of the inspection, scheduling of the inspection, acceptance of the report, and/or payment for the inspection is an acknowledgment, acceptance, and agreement by the client to the terms of this agreement, and acknowledges that the inspection includes only those items listed, mentioned and specified in the report.

I am requesting the following inspection(s) and/or test(s):

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Mechanical | <input checked="" type="checkbox"/> Structural | <input checked="" type="checkbox"/> Termite | <input type="checkbox"/> Septic System Inspection |
| <input type="checkbox"/> Gas line leak test | <input type="checkbox"/> Swimming Pool | <input checked="" type="checkbox"/> Sprinkler System | <input type="checkbox"/> Lead Based Paint Test |
| <input type="checkbox"/> VIP Inspection | <input type="checkbox"/> Mold Screening | <input type="checkbox"/> Separate Structure | <input type="checkbox"/> Sewer Cam Inspection |

Inspection(s) and/or test(s) not marked are specifically declined: Initials: X _____

FEE: (payable at the time of the inspection) **\$ 307.00** is for a visual inspection of the readily accessible areas of the structure. **The inspection is limited to what is visible at the time of the inspection.**

Customer: X _____

(If this is a joint purchase, signer represents actual authority to sign for all parties.)

INSPECTOR Cliff Willis _____

TREC LIC. NO #4225 _____