Inspection Report

Texas Home Buyer

Property Address:
Box 101
Texasville TX 76000

Inspection Connection LC

Miles Dyson
TX license# 24770
2004 Spieth St.
Granbury, TX 76048
(682) 205-1433
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PROPERTY INSPECTION REPORT FORM

Texas Home Buyer	3/2/2022
Name of Client	*Date of Inspection*
Box 101, Texasville, TX 76000	
Address of Inspected Property	
Miles Dyson	NM# HI0002, TX# 24770, AZ# 46037
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION
A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR
This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:
- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT
While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS
This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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:

Date: 3/2/2022	**Time:** 10:00 AM	**Report ID:** Sample TX
Property: Box 101 Texasville TX 76000	**Customer:** Texas Home Buyer	**Real Estate Professional:** Tex Realtor

To assist Customers in understanding certain additional glossary terms which may appear in the body of this Inspection Report, these terms, while also included in the full glossary along with footnotes at the end of this report, are also listed and defined below:

ACTION RECOMMENDED: It is strongly recommended that further examination for any necessary corrections or modifications be performed by a QUALIFIED individual, technician, or contractor as soon as possible. If such examination reveals other ADVERSE CONDITIONS for which modifications or corrective measures are also deemed necessary, it is recommended that they be addressed by a QUALIFIED individual at that time.

ATYPICAL: With regard to ADVERSE CONDITIONS in SYSTEMS and COMPONENTS: Not typical, not conforming to the type; irregular; abnormal, and/or not consistent with applicable GENERALLY ESTABLISHED PRACTICES.

DEFICIENT: *Please see the TREC defined term above*. Additional clarification for use in this report: A condition which is producing a detrimental effect on SYSTEMS or COMPONENTS, impairing their NORMALLY INTENDED FUNCTION OR OPERATION, or which is not consistent with GENERALLY ESTABLISHED PRACTICES.

GENERALLY ESTABLISHED PRACTICES: Of or pertaining to any one or more of the following: the historically/ conventionally applied and acknowledged methods of installation, assembly, and operation/use of residential SYSTEMS and their related materials and COMPONENTS. Such practices can vary based on those which were applicable at the time of original construction or when modifications or additions to the property were made.

INACCESSIBLE: Not READILY ACCESSIBLE in accordance with the contractual scope of inspection.

INOPERABLE: Does not respond to NORMAL OPERATING CONTROLS and is unable to be evaluated for its NORMALLY INTENDED FUNCTION AND/OR OPERATION.

INSPECTED: *Please see the TREC defined term above*. Additional clarification for use in this report: The SYSTEM or COMPONENT was EXAMINED in accordance with the contractual scope of inspection (using NORMAL OPERATING CONTROLS where applicable) and no ADVERSE CONDITIONS were observed.

NORMALLY INTENDED FUNCTION OR OPERATION: The customary and conventional purpose or use for which a SYSTEM or COMPONENT is installed and for which it is designed and intended by its manufacturer.

NOT APPLICABLE: The specified SYSTEM or COMPONENT was not present or it was outside the contractual scope of inspection.

NOT EXAMINED: The specified SYSTEM or COMPONENT was not visually EXAMINED because it was not READILY ACCESSIBLE due to weather, landscaping, personal property, pets, factors beyond the inspector’s control, and/or factors beyond the contractual scope of inspection. When the Inspection Report indicates that a specific a SYSTEM or COMPONENT could not be visually EXAMINED the Inspection Report will also indicate the specific reason(s).

QUALIFIED: Having the training, skills, knowledge, expertise, and experience necessary to competently address the referenced condition(s) and, where required, holding all applicable licenses, and meeting all applicable governmental and statutory requirements.

READILY ACCESSIBLE: In the sole determination of the inspector, visually observable and able to be EXAMINED without requiring destructive measures; without risk to the inspector or others; without risk of damage to any item of personal or real property; without requiring the inspector to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings; or any interior or exterior claddings or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any landscape elements; or to interrupt the business of occupants, and not requiring disassembly or the use of any special protective clothing or special tools or equipment.

ROUTINE MAINTENANCE: Requiring minor, typical, and expected maintenance by a QUALIFIED individual. It is recommended that all ROUTINE MAINTENANCE conditions be addressed before additional wear and tear or deterioration occurs. After addressing ROUTINE MAINTENANCE conditions, it is recommended that COMPONENTS associated with such conditions be periodically evaluated as part of an ongoing, prudent overall property and building SYSTEMS maintenance program. If desired, optional modification or upgrading of existing SYSTEMS or COMPONENTS may also be considered when such work is performed.

See the full Inspection Report Glossary for footnotes which apply to specific glossary terms.

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer and their agent	Single Family (1 story)	Over 25 Years

Temperature:	**Weather:**
Below 32 (F) = 0 (C)	Clear

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

I	NI	NP	D

I. Structural Systems

It is important that appropriate QUALIFIED individuals address conditions for which ACTION RECOMMENDED is indicated in this section as soon as possible in order to reduce the potential for wetting of soils adjacent to and beneath foundation components, thermal loss, moisture-related and /or other damage to and accelerated deterioration of roof covering materials, roof decking, roof structural members, thermal insulation, attic COMPONENTS, foundation COMPONENTS, STRUCTURAL wall COMPONENTS and other exterior and interior COMPONENTS as well as for personal injury.

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Poured concrete

Comments:

The stucco siding extends to the soil or concrete exterior sidewalk on some of the exterior walls. This limits the EXAMINATION of the foundation and floor slab since the edge is hidden under the stucco coating.

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

A gutter section does not slope to the drain opening and holds water or sediment (noted at limited areas along the front and back roof edges). ACTION RECOMMENDED by a QUALIFIED gutter installation and maintenance technician.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Architectural/ laminated style asphalt shingles

Viewed roof covering from: Walked roof

Comments:

Architectural/ laminated style asphalt shingles serve the roof. These shingles are thicker and more durable than typical 3 tab styles.

☐ ☐ ☐ ☑ **D. Roof Structures and Attics**

Roof-Type: Gable

Roof Structure Type: Wood Truss - Dimensional Lumber

Method used to observe attic: Walked

Attic Access Location: Garage Ceiling

Approximate Average Depth of Insulation: 8 inches

Comments:

(1) Attic areas and COMPONENTS were EXAMINED by direct access but only the areas visible from directly under the main roof ridge line and to approximately the center of the pitched roof structure due to limited clearances.

Roof deck is moisture damaged and or rotted at points (noted at plywood deck areas above the garage and below the passive attic roof deck vents).

Plywood roof decking is soft and or deflects under foot consistent with deterioration or damage to underlying wood or wood composite decking due to moisture (noted near the chimney above the garage).

Further EXAMINATION and ACTION RECOMMENDED as required for repair by a QUALIFIED carpenter and or roofing contractor.

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I NI NP D






(2) Roof eave facia and or soffit has moisture damage and or wood rot (noted at a limited area on the composite facia for the front right house side corner). ACTION RECOMMENDED by a QUALIFIED carpenter.


☐ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Wall Structure: Wood Frame

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Exterior Wall Covering: Cement stucco
Wall Material: Gypsum Board - Drywall
Comments:
The stucco color coat is spalding (wearing away or delaminating) and or cracking near the grade as a result of moisture near the ground in areas at the perimeter of the home.

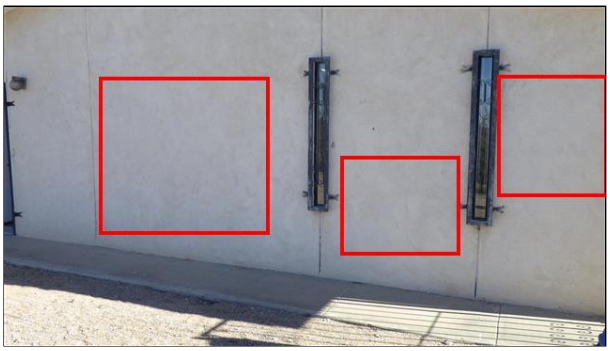
There are cracks in the stucco at corners, control joints and or adjacent to windows and doors

Fine cracks and or lines at the stucco color coat surface noted in the field of the exterior walls. These cracks allow moisture to impact the grey/ bond coat of stucco beneath the color coat.

All stucco covered wall areas should have further EXAMINATION and ACTION RECOMMENDED as deemed necessary by a QUALIFIED stucco contractor.





☐ ☐ ☐ ☑ **F. Ceilings and Floors**

Ceiling Structure: Dimensional Wood Joist
Floor Structure: Concrete Slab

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Ceiling Materials: Gypsum Board - Drywall

Comments:

(1) Structural ceiling COMPONENTS in the attic are covered with insulation above most of the heated spaces in the home and were NOT EXAMINED.

There is evidence of moisture penetration at the ceiling in the form of visible stained, distorted drywall, texture and or paint (noted at the garage). Further EXAMINATION and ACTION RECOMMENDED as deemed necessary by a QUALIFIED roofing contractor.

After any required roof service is complete, drywall and paint ACTION RECOMMENDED by a QUALIFIED drywall and painting technician.

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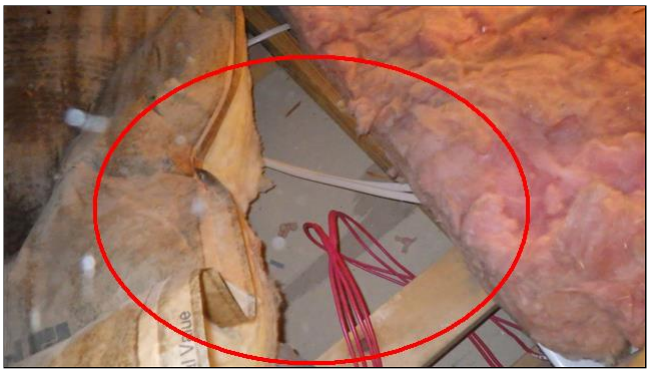
(2) Areas of the attic floor opposite conditioned home spaces with incomplete and or IMPROPER insulation installation (noted incomplete insulation above the hall bathroom and batt insulation not in contact with the ceiling drywall above all home areas). ACTION RECOMMENDED by a QUALIFIED insulation installation contractor.



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☐	☐	☐	☑	**G. Doors (Interior and Exterior)**

Exterior Entry Doors: Wood - Composite
Interior Doors: Hollow core, Composite - Wood
Comments:
(1) The garage door opener does not auto-reverse against resistance. ACTION RECOMMENDED by a QUALFIED overhead door technician.

(2) Door frames, hardware or handles are loose at an exterior sliding unit (noted at the loose astragal for the front living room sliding door set). Further EXAMINATION and ACTION RECOMMENDED as deemed necessary by a QUALFIED window and glass door contractor.

☑	☐	☐	☐	**H. Windows**

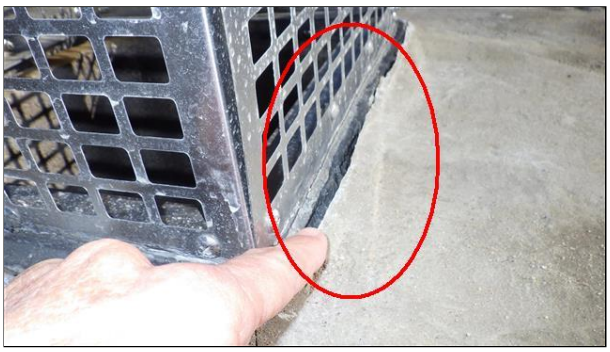
Window Types: Dual Pane, Fixed Pane, Single-hung
Comments:

☐	☐	☑	☐	**I. Stairways (Interior and Exterior)**

Comments:

☐	☐	☐	☑	**J. Fireplaces and Chimneys**

Comments:
Concrete or mortar cap at the chimney surface and or edges is cracked and or incomplete and can allow water entry. ACTION RECOMMENDED by a QUALIFIED mason.



☐	☐	☐	☑	**K. Porches, Balconies, Decks and Carports**

Comments:
Cracks at concrete slabs with limited differential change in surface height should be serviced to seal

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against and limit future moisture and freeze/ thaw impact (noted at the driveway). ACTION RECOMMENDED by a QUALIFIED concrete repair/installation technician.

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II. Electrical Systems

It is important that appropriate QUALIFIED individuals address conditions for which ACTION RECOMMENDED is indicated in this section as soon as possible in order to reduce the potential for electric shock, electrocution, overheating of electrical system COMPONENTS, fire, and damage to and/or accelerated deterioration of electrical COMPONENTS and other exterior and interior COMPONENTS as well as for personal injury.

☐ ☑ ☐ ☐ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground
Panel Capacity: 200 AMP
Panel Type: Circuit breakers
Comments:
The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, since the service lines are underground and cannot be seen, they were NOT EXAMINED.

☐ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices and Fixtures**

Type of wiring: Copper
Wiring Methods: Romex
Comments:
(1) Breakers are not labeled and or labeling is incomplete at a switch and or disconnect panel (noted at the right house side wall pool equipment panel). Individual breakers should be identified and labeled to provide safe and quick disconnect for each area served in the home.

Conductors are "jumped" and or atypically connected to the distribution lugs of the main service breaker in the main switch disconnect panel and have no device to regulate for overload protection.

Individual breakers were noted in the off position and the SYSTEM or COMPONENT serviced was NOT EXAMINED (noted at the pool equipment and pump breaker switch).

Exterior receptacles have no power (noted at the pool equipment area).

Kitchen receptacles are not Ground Fault Interrupted. Service by a QUALIFIED electrician is recommended to have GFCI type receptacles installed at these areas as an ELECTIVE MODIFICATION.

Further EXAMINATION and ACTION RECOMMENDED as deemed necessary by a QUALIFIED electrician.

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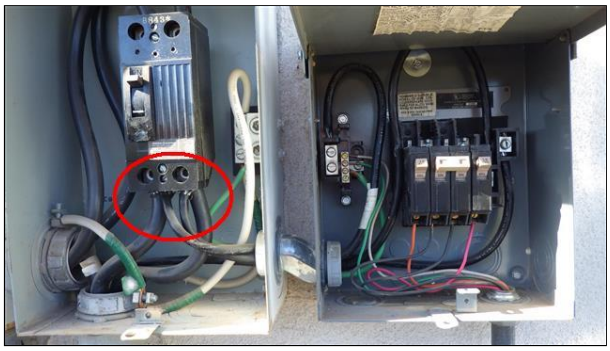


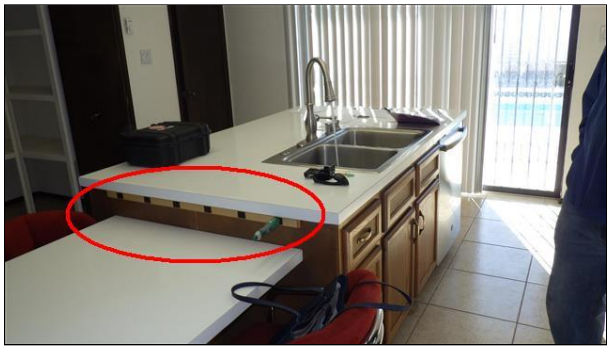

(2) Each smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Many smoke alarm manufacturers recommend replacement of installed devices after 10 years of service. Smoke alarm sensors degrade over time and can fail to function. The smoke alarms should be replaced in each room.

ROUTINE MAINTENANCE should be provided by a QUALIFIED electrical technician.

☐ ☐ ☑ ☐ **C. Other**

Comments:
Hard wired carbon monoxide detectors are not installed in home. Since an attached garage and fireplace serve the home you should consider installation of carbon monoxide detectors in each living area of the home by a QUALIFIED electrician as an ELECTIVE MODIFICATION.

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I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

It is important that appropriate QUALIFIED individuals address conditions for which ACTION RECOMMENDED is indicated in this section as soon as possible in order to reduce the potential for compromising the effectiveness of protective features, overheating, damage and/or deterioration of HVAC system COMPONENTS, the introduction of HVAC system combustion by-products into the interior environment,overheating of and/or damage to A/C system COMPONENTS, moisture damage, loss of system refrigerant, for damage to and/or accelerated deterioration of A/C and evaporative cooling COMPONENTS, for damage to and/or accelerated deterioration of other exterior and interior.

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems (Heating): Electric Radiant Ceiling Grid

Energy Sources: Electric

Comments:

Electric ceiling SYSTEMS responded at the control thermostat to provide heat in each room. Heating is provided by thermostatically controlled electric radiant heat systems installed above the drywall ceilings. These systems provide room to room heating control with no fans or ducting and were frequently installed in this area in the 1970's and early 1980's. The installation at this home is likely original to the 1980's vintage construction. The heating element connections and their installation is not visible, is not READILY ACCESSIBLE and were NOT EXAMINED during this inspection.

☐ ☑ ☐ ☐ **B. Cooling Equipment**

Type of Systems (Cooling): Evaporative Cooling

Comments:

In our central Texas area these units provide comfortable cooling only when low humidity conditions exist. Evaporative coolers are energy efficient and reliable but must be routinely maintained and winterized by a QUALIFIED HVAC technician to prevent damage and insure proper operation.

The evaporative cooler systems dampers and water side components were winterized and the unit(s) where NOT EXAMINED using NORMAL OPERATING CONTROLS during the inspection. The units should be serviced and demonstrated by a QUALIFIED HVAC technician before put into service for summer cooling.

☐ ☐ ☐ ☑ **C. Duct Systems, Chases and Vents**

Comments:

(1) Insulation wrap is deteriorated, missing or incomplete at flex duct sections (noted at each flex run in the attic). This 1980 - 90's vintage flex ductwork originally included a grey colored plastic type wrap that has proven to be defective and often is damaged by UV radiation in the attic space. Further EXAMINATION and ACTION RECOMMENDED as deemed necessary by a QUALIFIED HVAC contractor.

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(2) Ventilation ducting is loose and or disconnected within the attic space (noted at each bath fan exhaust duct that terminates in the attic) and should be serviced to extend to a weather protect outlet at the roof or exterior soffit. ACTION RECOMMENDED by a QUALIFIED hvac technician.

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I	NI	NP	D

IV. Plumbing System

It is important that appropriate QUALIFIED individuals address conditions for which ACTION RECOMMENDED is indicated in this section as soon as possible in order to reduce the potential for moisture damage, waste leaks, the introduction of sewer gas and/or water heating system combustion by-products into the interior environment, for damage to and/or accelerated deterioration of plumbing COMPONENTS and other exterior and interior COMPONENTS, as well as for personal injury.

☐ ☐ ☐ ☑ **A. Plumbing Supply, Distribution System and Fixtures**

Location of water meter: At front of home - near the street
Location of main water supply valve: In front of home - near the street
Static water pressure reading: 45 psi
Type(s) of supply piping material (interior distribution): Copper
Type(s) of drain piping material: ABS - black plastic
Water Source: Municipal
Comments:
Drains are slow or blocked (noted at the master suite tub). ACTION RECOMMEND by a QUALIFIED plumber.

☐ ☑ ☐ ☐ **B. Drains, Waste and Vents**

Comments:
This property is served by a private waste system whose evaluation is beyond the scope of this inspection but that should be EXAMINED. ACTION RECOMMENDED by a QUALIFIED septic SYSTEM inspection service.

☐ ☐ ☐ ☑ **C. Water Heating Equipment**

Water Heating Equipment - Energy Source(s): Electric
Water Heating Equipment - Capacity: 40 Gallon
Water Heater Location: Laundry Room
Comments:
IMPROPER reduction of the Temperature and Pressure Relief drain line was noted at the connection to the TPR valve. Further EXAMINATION and ACTION RECOMMENDED as deemed necessary by a QUALIFIED plumbing contractor.

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I	NI	NP	D

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ☐ ☑ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: No meter installed - all electric home

Comments:

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I	NI	NP	D	

V. Appliances

It is important that appropriate QUALIFIED individuals address conditions for which ACTION RECOMMENDED is indicated in this section as soon as possible in order to reduce the potential for compromising protective features and for damage to and/or accelerated deterioration of kitchen COMPONENTS, other exterior and interior COMPONENTS as well as for personal injury.

☑ ☐ ☐ ☐ **A. Dishwasher**

Comments:

☐ ☐ ☑ ☐ **B. Food Waste Disposers**

Comments:

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust System**

Exhaust/Range hood: VENTED TO EXTERIOR

Comments:

☑ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**

Range/Oven Fuel: ELECTRIC

Comments:

The oven(s) and or oven compartment(s) of a range maintain temperature at 350 degrees F (plus or minus 25 degrees).

☐ ☐ ☑ ☐ **E. Microwave Ovens**

Comments:

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and bathroom Heaters**

Comments:

☐ ☐ ☐ ☑ **G. Garage Door Operator(s)**

Garage Door Type: Two bay automatic

Garage Door Material: Metal

Comments:

The garage door opener does not auto-reverse against resistance. ACTION RECOMMENDED by a QUALFIED overhead door technician.

☑ ☐ ☐ ☐ **H. Dryer Exhaust System**

Comments:

HOME INSPECTION REPORT GLOSSARY©

For the purposes of this Inspection and Inspection Report, the terms listed below in this section are defined as follows. When any of these terms appear in the Inspection Report or this glossary, they will be in bold and all-capitalized text, in color, in italics, or otherwise highlighted.

ACTION RECOMMENDED: (Regarding ADVERSE CONDITIONS documented in the report) It is strongly recommended that further examination and any necessary modifications or corrective measures be performed by a QUALIFIED individual, technician, or contractor as soon as possible. If such examination reveals other ADVERSE CONDITIONS for which modifications or corrective measures are also deemed necessary, it is recommended that they be addressed by a QUALIFIED individual at that time.[1]

ATYPICAL(LY): With regard to ADVERSE CONDITIONS in SYSTEMS and COMPONENTS: Not typical, not conforming to the type; irregular; abnormal, and/or not consistent with applicable GENERALLY ESTABLISHED PRACTICES.

COMPONENT: A constituent element or part of a SYSTEM. With regard to this definition, COMPONENT means and refers only to a PERMANENT COMPONENT.

DEFICIENT: Please see the TREC defined term above. Additional clarification for use in this report: A condition which is producing a detrimental effect on SYSTEMS or COMPONENTS, impairing their NORMALLY INTENDED FUNCTION OR OPERATION, or which is not consistent with GENERALLY ESTABLISHED PRACTICES.

DESCRIBE: To document in writing.

EXAMINE(D): To visually assess the condition of specific READILY ACCESSIBLE SYSTEMS and COMPONENTS of a home in accordance with the contractual scope of inspection.

GENERALLY ESTABLISHED PRACTICE(S): Of or pertaining to any one or more of the following: the historically/conventionally applied and acknowledged methods of installation, assembly, and operation/use of residential SYSTEMS and their related materials and COMPONENTS. Such practices can vary based on those which were applicable at the time of original construction or when modifications to the property were made subsequent to original construction.

HOME INSPECTION: The process by which the READILY ACCESSIBLE SYSTEMS and COMPONENTS of a home are EXAMINED for ADVERSE CONDITIONS in accordance with the contractual scope of inspection.

IDENTIFY: To DESCRIBE a specific SYSTEM or COMPONENT by its type and to distinguish it by characteristics such as general or specific material(s), energy source(s), etc. which differentiate that SYSTEM or COMPONENT from other similar SYSTEMS or COMPONENTS.

IMPROPER: Not consistent with applicable GENERALLY ESTABLISHED PRACTICES.

INACCESSIBLE: Not READILY ACCESSIBLE in accordance with the contractual scope of inspection.[2]

INOPERABLE: Does not respond to NORMAL OPERATING CONTROLS and is unable to be evaluated for its NORMALLY INTENDED FUNCTION AND/OR OPERATION.[2]

INSPECTED: The SYSTEM or COMPONENT was EXAMINED in accordance with the contractual scope of inspection (using NORMAL OPERATING CONTROLS where applicable) and no ADVERSE CONDITIONS were observed.

[1]Potential costs which may be associated with additional examination of any ADVERSE CONDITION or with any modifications or corrective measures which may be deemed necessary to address an ADVERSE CONDITION are

not factors and are not considered in the decision to indicate ACTION RECOMMENDED for any ADVERSE CONDITION documented in the report.

[2] When inspection of any SYSTEM or COMPONENT is documented as limited or as NOT EXAMINED due to being INOPERABILE, INACCESSIBILE, or for any other reason, it shall be understood that the presence of adverse conditions affecting the SYSTEM or COMPONENT cannot be determined. Therefore, it is recommended that additional measures be taken to evaluate and to assess the condition of such SYSTEMS or COMPONENTS as soon as possible.

NORMAL OPERATING CONTROLS: Thermostats, switches, valves, and other devices intended by design and manufacture to be used by homeowners or occupants in the normal and regular day-to-day operation of SYSTEMS or COMPONENTS.[3]

NORMALLY INTENDED FUNCTION OR OPERATION: The customary and conventional purpose or use for which a SYSTEM or COMPONENT is installed and for which it is designed and intended by its manufacturer.

NOT APPLICABLE: The specified SYSTEM or COMPONENT was not present or it was the outside the contractual scope of inspection.

NOT EXAMINED: The specified SYSTEM or COMPONENT was not visually EXAMINED because it was not READILY ACCESSIBLE due to weather, landscaping, personal property, pets, factors beyond the inspector's control, and/or factors beyond the contractual scope of inspection. When the Inspection Report indicates that a specific a SYSTEM or COMPONENT was NOT EXAMINED, the Inspection Report will also indicate the specific reason.

PERMANENT: Designed or intended to remain where originally placed; not easily moved; attached, connected, or set in place for use such that moving or removal requires the use of tools or equipment.

QUALIFIED: Having the training, skills, knowledge, expertise, experience, and competence necessary to address ADVERSE CONDITIONS and ROUTINE MAINTENANCE conditions and, where applicable, holding all required licenses and meeting all applicable governmental and statutory requirements.

READILY ACCESSIBLE: In the sole determination of the inspector, visually observable and able to be EXAMINED without requiring destructive measures; without risk to the inspector or others; without risk of damage to any item of personal or real property; without requiring the inspector to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings; or any interior or exterior claddings or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any landscape elements; or to interrupt the business of occupants, and not requiring disassembly or the use of any special protective clothing or special tools or equipment.

This definition as it applies to the contractual scope of inspection includes the inspection of roof covering COMPONENTS, the COMPONENTS of other SYSTEMS which are installed on roofs, attics, and the interiors of electrical SYSTEM main distribution panels and subpanels with the following exceptions:

A. When, in the sole determination of the inspector, roofs are READILY ACCESSIBLE, an inspector may choose to use a ladder or other means to EXAMINE roof covering COMPONENTS and/or the COMPONENTS of other SYSTEMS which are installed on roofs. The report will indicate the means used to examine roofs and attics as well as any general areas of roofs and attics which were not examined and the reason such areas were not examined.

B. When, in the sole determination of the inspector, primary electrical distribution panelboards or secondary panelboards and their related dead front covers and fasteners are READILY ACCESSIBLE, the inspector will remove the dead front covers of such panelboards in order to EXAMINE READILY ACCESSIBLE COMPONENTS installed on their interiors. Use of tools to remove dead front covers is specifically excluded when dead front covers or their fasteners are painted or otherwise sealed into place and/or when they cannot be removed with a standard, non-power-assisted slot head or Phillips head screwdriver or hex head nut driver.

ROUTINE MAINTENANCE: Requiring minor, typical, and expected maintenance by a QUALIFIED individual. It is recommended that all ROUTINE MAINTENANCE conditions be addressed before additional wear and tear or deterioration occurs. After addressing ROUTINE MAINTENANCE conditions, it is recommended that COMPONENTS associated with such conditions be periodically evaluated as part of an ongoing, prudent overall property and building SYSTEMS maintenance program. If desired, optional modification or upgrading of existing SYSTEMS or COMPONENTS may also be considered when such work is performed.

SYSTEM: A group of interacting, interrelated, or interdependent COMPONENTS historically and conventionally designed and intended to perform one or more specific functions. With regard to this definition, SYSTEM means and refers only to a PERMANENT SYSTEM.

[3]Specifically excluded are "ON-OFF" handles on non-GFCI and AFCI type circuit breakers, "bear claw/knife blade" type switches, any panel board service disconnection devices, and removal of fuses.