



Property Inspection Report
performed by

Ellis County Home Inspections
972-978-8875



for
218 E. Franklin
Hillsboro, TX

Summary page at end of report

followed by Inspection Agreement and complimentary home maintenance tips.

Thank you for trusting Ellis Co. Home Inspections!

PROPERTY INSPECTION REPORT

Prepared For: Dale Snyder
(Name of Client)

Concerning: 218 E. Franklin, Hillsboro, TX
(Address or Other Identification of Inspected Property)

By: Andrew Hinz, Lic #7344 12/08/2016
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 requires 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

ALL AGREEMENTS AND TERMS AS STATED IN THE INSPECTION AGREEMENT ARE BINDING AS THEY PERTAIN TO THIS INSPECTION REPORT. **The Clients signature is required on the Inspection Agreement for this to be a valid report.** A copy of the agreement is located at the end of this report and therefore forms a part of this inspection report making the agreement binding even if a signature is not provided.

Some comments in the report may be *italicized*. These comments are not necessarily "in need of repair", but is information that the inspector believes to be useful or informative to our client(s).

The inspector may list some issues as "potential safety issues" if, in the inspectors opinion, a safety issue exists. However, other issues in the home (whether or not noted in the report) may also lead to safety issues. The "potential safety issue" indication is an opinion only and is added as a courtesy to our Client(s) but is not considered part of the bargained for inspection report. Therefore, no added liability to the Inspector or the report is implied by this indication or the lack thereof.

This house was occupied (or furnished) at the time of this inspection. Furniture or other personal belongings may have hidden some defects from view. In addition, any windows or electrical outlets that were inaccessible would not have been tested.

Commercial Inspection Limitations: This inspection is not intended to address issues that may pertain to city requirements for commercial occupancy. You are advised to inquire with the city or other governing body as to requirements in the areas of: ADA compliance, parking requirements, the need for fire safety equipment, landscaping requirements, etc. We only inspect the building and systems that were present at time of inspection.

THIS REPORT IS OUR INVOICE AND RECEIPT:

BASE INSPECTION FEE	\$300.00
Additional FEE	
Additional FEE	
TOTAL INSPECTION FEE	\$300.00 paid in full (check)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

The foundation appeared to performing adequately. However, minor structural movement and/or settling were noted. Movement was indicated by thin interior and exterior cracks, and by a slight slope in the kitchen floor. (These issues further detailed in the appropriate sections of this report.) It is advised to monitor cracks to determine if further movement is occurring. It is our opinion that the amount of movement seen here was within acceptable limits at time of inspection. However, if further evaluation of the foundation is desired, a structural engineer or foundation repair specialist should be consulted.

On the the right side of the building , some rebar (metal) was exposed from the foundation. (see photo) Any metal components of the foundation should be covered to prevent them from rusting.



Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements may occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted and other professional opinions may vary.

B. Grading and Drainage

Rain Gutters Present: no

Comments:

The grade in some areas around the building appeared flat or close to flat. It is desirable to maintain grading that will direct water away from the foundation. Flat grade was noticed at the back and right side of the building.

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments:

There were conditions with the roof that may suggest it is due for replacement. Due to these issues, it is

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

suggested to have the roof reviewed by a qualified roofing professional to repair or replace as required. Issues noticed by the inspector include:

- Damage spots on the shingles that may be from hail.
- Thin cracks within the shingles that are often an indication of shingle age and the beginning of shingle failure.(See photos for examples)



The storm collar for the water heater flue pipe did not have a caulk line around its top edge. This may (or may not) be the cause of water entry that created the water stain on the ceiling. (See photo)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Note - Please see the "Ceilings" section of this report for additional issues that may pertain to roofing performance.

D. Roof Structures and Attics

Viewed From: entry point of attic
Insulation Type: loose fill (fiberglass)
Approximate Average Depth of Insulation: 4 to 6 inches

Comments:

Roof and attic structure appeared to be performing as intended. No issues were noted with these structural systems.



E. Walls (Interior and Exterior)

Comments:

Exterior Walls:

There were a few thin cracks in the exterior brick. The most significant was on the right side of the building. (See photo) It is suggested to patch cracks to deter water entry.



Exterior paint appeared worn in some areas. (see photo above right for one example) Note - Maintaining exterior paint is necessary to deter weathering and water damage. As a general rule of thumb, exteriors should be repainted about every 8 to 10 years.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

There were split or missing caulk lines in several areas around the exterior. This issue was noticed in areas that include: around the back door, around all windows, plus some other trim areas. *Note-Repainting should include caulking and sealing as necessary.*



Near the front corner of the building, there was a block of wood behind a light fixture that was not painted. Exterior wood should be painted or otherwise weather protected. (See photo above right)

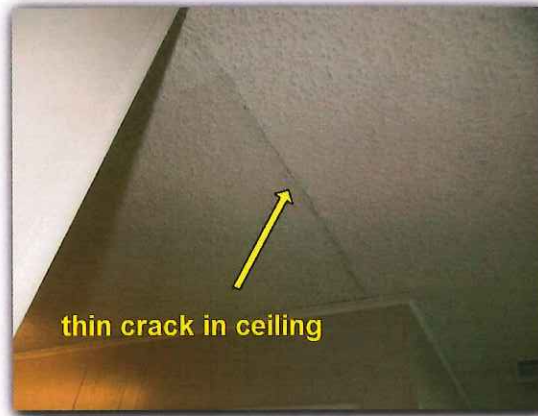
-
-
-
-

F. Ceilings and Floors

Comments:

Ceilings:

There was a thin crack in the ceiling of the hallway. (See photo)



There was a stain on the ceiling of the water heater closet that may indicate a leak (either past or active) from above this area. (see photo above right) *Note - This area tested dry at time of inspection, but this does not guarantee that the leak has been repaired. Suggest inquiry with the seller and/or further review to determine cause and remedy.*

Note - There was a thin crack in the ceiling of the garage. This does not appear to be a problematic type of crack, so it is listed here as a cosmetic issue only.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Floors:

A slight slope was noticed to the floor in the kitchen area.

G. Doors (Interior and Exterior)

Comments:

Interior Doors:

The strike plate was missing from the door to the first office. (See photo)



Exterior Doors:

Potential Safety Issue -Lighted exit signs were not present above exit doors. Commercial properties require lighted exit signs to clearly define the path of egress.

H. Windows

Comments:

Window Type: double paned

There were two cracked or broken windows. (See photos)



Several windows appeared to have lost their thermal seals. Moisture or water marks were noticed between the panes. At least six of the nine windows appeared to have this condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

From outside, there was no caulk around the windows. (Between the brick and window frame) Typically, this area is caulked to create a water tight seal around the window.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

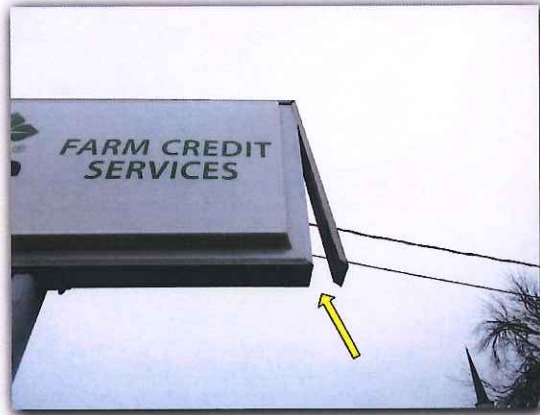
K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

There was a loose or damaged panel on the front signage. (See photo) Lighting for this signage could not be operated or fully inspected. It is assumed that the light in this sign will only come on at night.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Amperage Capacity : 150 amps

Comments: **All electrical issues are considered to be potential safety issues.**

The shelving in front of the breaker panel blocked the working space that should be available in front of this panel. Working space around an electrical panel should be 30 inches wide, 3 feet deep, and 6 foot 6 inches high. (See photo)

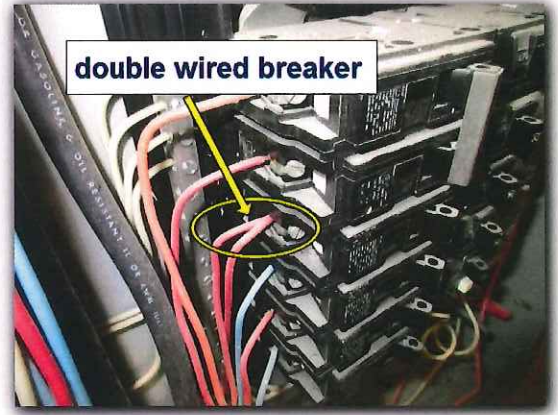
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



There was a 20-amp breaker that was "double-wired." (Two wires were connected to a single breaker.) This is not appropriate wiring and can cause overheating. (See photo above right)

There was no visible ground rod below the electric meter. To meet today's standards, a ground rod should be present.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Branch Wiring: copper

Comments: *All electrical issues are considered to be potential safety issues.*

There were two electrical outlets at the kitchen countertop that were not ground fault circuit interrupter (not GFCI) protected. All outlets that serve the kitchen countertop (or that are within 6 feet of the sink) should be GFCI protected. These outlets were marked with red stickers for identification.

The front porch light did not turn on.

There was an exterior floodlight at the front corner of the building that did not turn on.

There was one interior light (above the front reception area) that flickered as if it had bad bulbs.

Smoke and Fire Alarms: *(Smoke alarms above 8 ft. are considered out of reach and are not tested. You are advised to replace batteries and test these smoke alarms upon move-in.)*

No carbon monoxide detectors were present. Since gas appliances were present, it may be suggested to have carbon monoxide detectors.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Heating System: Central

Energy Source: Gas

Manufactured date: 2015

Comments:

I=Inspected

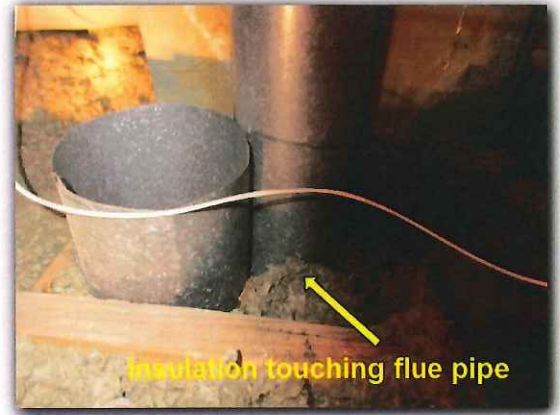
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Some type of telephone or networking equipment was resting on top of the furnace. It appeared that this equipment was intended to be mounted on the wall. In the inspectors opinion, this equipment should not be touching the furnace. (See photo)



Potential Safety Issue - As viewed from the attic, insulation was touching the flue pipe. (see photo above right) This flue pipe requires a minimum of 1-inch clearance to combustible materials. (including insulation)

Potential Safety Issue - Combustion air to the furnace may be less than recommended. There should be 2 sources of combustion air to this furnace closet - 1 within 12 inches of the top of the closet and 1 within 12 inches of the bottom. The bottom air source was missing in this closet. *Note - lack of proper combustion air may cause carbon monoxide issues. (See illustration in the water heater section of this report)*

B. Cooling Equipment

Type of System: Central
AC Size: 2 ton unit
Manufactured date: 2002
Comments:

The AC unit could not be operated due to outside temperatures below 60 degrees. Doing so may cause damage to an AC compressor. Outside temperature at time of inspection was 45 degrees. The AC unit was inspected for visual aspects of installation and deficiencies, but not operated.

Note - As a general rule, AC units are intended to last approximately 15 to 20 years before requiring replacement. This unit appears to be within this timeframe. The AC operated (cooled) as intended at time of inspection, but be aware that it may be nearing it's life expectancy.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

-
-
-
-

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

Front driveway

Location of main water supply valve:

not present or unable to locate

Static water pressure reading:

50 PSI (acceptable range is 40 to 80 PSI)

Comments:

Sinks:

The drain stop was inoperable at the bathroom sink.

When the kitchen sink was operated, there was a slight drip or leak from the handle of the vegetable sprayer. When the sprayer was in its holster, this leak was dripping below the sink.



Exterior Plumbing:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Potential Safety Issue - Back-flow prevention was absent from outdoor hose bibs. (water spigots) This may not have been a requirement at the time of this home's construction, but today's standards suggest that back-flow prevention devices should be installed. *Note - The picture to the right shows a back flow prevention device. They are inexpensive, easy to install, and can be found at most hardware stores.*

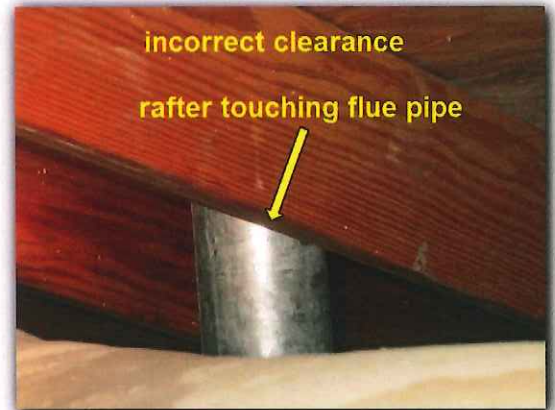


back flow prevention

B. Drains, Wastes, and Vents
Comments:

C. Water Heating Equipment
Energy Source: Gas
Capacity: 40 Gallons
Manufactured date: 2010
Comments:

Potential Safety Issue - The water heater flue pipe did not maintain proper clearances from combustible materials. (see photos) The flue pipe was seen touching attic insulation and a rafter. This flue pipe requires a minimum of 1-inch clearance to combustible materials.



D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments:

Gas Plumbing:

Potential Safety Issue - Electrical bonding or grounding of the gas piping was not viewed. Gas piping

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

should have a direct bond to the electrical ground. If the gas line was bonded to the electrical system, it was not bonded at a location that was readily apparent to the inspector.

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Range Type: Gas

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Outbuildings

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------

An outbuilding was present, but it was not inspected. Ellis County Home Inspections inspects outbuildings for a charge of \$30. (when accompanied by a home inspection) We will be happy to return and inspect this building if you desire such a service.

B. Other

Comments:

The security system was inspected by "chime" verification at all doors and windows. This is considered a limited inspection of the security system.

Summary Section

Items listed here may be further detailed in the main report. It is suggested to review the entire report and speak with the inspector concerning any issues you do not fully understand. Ellis Co. Home Inspections assumes no liability for any items listed in the complete inspection report, but omitted from this "Report Summary" section.

Foundations

1. On the the right side of the building , some rebar (metal) was exposed from the foundation.

Grading and Drainage

2. The grade in some areas around the building appeared flat or close to flat.

Roof Covering Materials

3. There were conditions with the roof that may suggest it is due for replacement. Due to these issues, it is suggested to have the roof reviewed by a qualified roofing professional to repair or replace as required. Issues noticed by the inspector include:

- Damage spots on the shingles that may be from hail.
 - Thin cracks within the shingles that are often an indication of shingle age and the beginning of shingle failure
4. The storm collar for the water heater flue pipe did not have a caulk line around its top edge.

Walls (Interior and Exterior)

5. There were a few thin cracks in the exterior brick.
6. Exterior paint appeared worn in some areas.
7. There were split or missing caulk lines in several areas around the exterior.
8. Near the front corner of the building, there was a block of wood behind a light fixture that was not painted.

Ceilings and Floors

9. There was a thin crack in the ceiling of the hallway.
10. There was a stain on the ceiling of the water heater closet that may indicate a leak (either past or active) from above this area.
11. A slight slope was noticed to the floor in the kitchen area.

Doors (Interior and Exterior)

12. The strike plate was missing from the door to the first office.
13. Lighted exit signs were not present above exit doors.

Windows

14. There were two cracked or broken windows
15. Several windows appeared to have lost their thermal seals.
16. From outside, there was no caulk around the windows. (Between the brick and window frame)

Other

17. There was a loose or damaged panel on the front signage.

Service Entrance and Panels

18. The shelving in front of the breaker panel blocked the working space that should be available in front of this panel.
19. There was a 20-amp breaker that was "double-wired."
20. There was no visible ground rod below the electric meter.

Branch Circuits, Connected Devices, and Fixtures

21. There were two electrical outlets at the kitchen countertop that were not ground fault circuit interrupter (not GFCI) protected.
22. The front porch light did not turn on.
23. There was an exterior floodlight at the front corner of the building that did not turn on.
24. There was one interior light (above the front reception area) that flickered as if it had bad bulbs.
25. No carbon monoxide detectors were present.

Heating Equipment

26. Some type of telephone or networking equipment was resting on top of the furnace.
27. As viewed from the attic, insulation was touching the flue pipe.
28. Combustion air to the furnace may be less than recommended.

Plumbing Supply, Distribution Systems and Fixtures

29. The drain stop was inoperable at the bathroom sink.
30. When the kitchen sink was operated, there was a slight drip or leak from the handle of the vegetable sprayer.
31. Back-flow prevention was absent from outdoor hose bibs. (water spigots)

Water Heating Equipment

32. The water heater flue pipe did not maintain proper clearances from combustible materials.

Other

33. Electrical bonding or grounding of the gas piping was not viewed.

Ellis County Home Inspections

Inspector: Andrew Hinz, TREC # 7344, 972-978-8875

Inspection Agreement

I (Client) _____ hereby request a limited inspection of the structure at (Address) _____, to be performed by *Ellis County Home Inspections*, herein after referred to as Inspector, for my sole use and benefit and hereby represent and warrant that all approvals necessary have been secured for Inspector's entrance on to the property. I understand that I am bound by all the terms of this contract and will read it carefully. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

Inspector agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written report identifying included items that are in need of immediate major repair. The inspection will be performed in compliance with the Standards of Practice set forth by the Texas Real Estate Commission (TREC). A copy of these standards is available upon request, or may be viewed at the TREC website at: www.trec.state.tx.us

Inspector may offer comments that are beyond the standards of practice as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

OUTSIDE THE SCOPE OF THE INSPECTION

The inspection only includes those systems and components expressly and specifically identified in the inspection report. **Any item that is not specifically listed and marked as "inspected" on the inspection report should be considered to be not inspected or otherwise outside the scope of this inspection.** Any area that is not exposed to view, is concealed, or is inaccessible for any reason, or those areas/items which have been excluded by the TREC Standards of Practice and/or by agreement of the parties, is not included in this inspection. For example, we do not move furniture, rugs, paintings, or other furnishings. We do not uncover buried pipes or items. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions that are concealed from view at the time of the inspection.

The following areas/items, systems and components are among those NOT included in the inspection: Building code or zoning ordinance violations; geological stability or soils conditions; structural stability or engineering analysis; termites; pests or other wood destroying organisms; asbestos; radon; formaldehyde; lead; water or air quality; mold; electromagnetic radiation or any environmental hazards; building value appraisal or cost estimates; private water or private sewage systems; saunas; steam baths; radio-controlled devices; automatic gates; elevators; lifts; thermostatic or time clock controls; water softeners/purifier systems; solar heating systems; furnace heat exchangers; freestanding appliances; security alarms or personal property; any part of the telephone system; intercom systems; fencing; adequacy or efficiency of any system or component; the insurability of the home or any of its components or parts; and we do not predict the life expectancy of any item. The Client is urged to consult a competent specialist if information, identification, or testing of any of the above is desired.

THIS IS NOT A HOME WARRANTY, GUARANTEE, INSURANCE POLICY, OR SUBSTITUTE FOR REAL ESTATE TRANSFER DISCLOSURES. WE MAKE NO CLAIM TO PAY FOR OR OFFER COMPENSATION FOR ANY DEFECTS, WHETHER OR NOT THEY WERE REPORTED. If you want a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company. The inspection report cannot and does not represent the operation or condition of any items after the date and time of the inspection.

Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. **If we report that an item has a deficiency, is not performing its intended function, or needs repair, or shows evidence of prior damage, we recommend you have that item examined by a qualified professional in the respective field before purchasing the house.** Professionals often find additional issues with the system in question beyond what was reported by the inspector. This is not to be considered an oversight by the inspector, but is the reason we advise further review on any system marked "deficiency." Failure to have reported issues further reviewed by a qualified professional, releases the inspector from any further liability on said item. The decision to correct any item or hazard is left to the parties of the contract for the sale or purchase of the home. If the Client decides to call in any other consulting or specialized experts at the Inspector's recommendation, the Client must do so at the Client's expense.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Inspector reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute a single copy of the inspection report to each the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or of the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

LIMITATION OF LIABILITY: Client agrees that, to the extent allowed by law, any damages for breach of this contract or report are LIMITED TO THE AMOUNT OF THE INSPECTION FEE. Any mistakes or omissions in the inspection report are also LIMITED TO THE AMOUNT OF THE INSPECTION FEE. The liability of inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and/or report. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims that may ever arise from this inspection.

DISPUTES: If Client has any complaint about the inspection and/or the report, Client must notify us in writing within ten days after the discovery of any problem and within one calendar year from the date of inspection. Client further agrees that, with the exception of emergency conditions, Client or anyone else will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above, or disallowance of a re-inspection by the Inspector, shall constitute a waiver of any and all claims for said failure.

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

ATTORNEY'S FEES: If the inspector is the prevailing party in any dispute arising out of this agreement, the inspection, or report(s), the inspector shall be reimbursed any and all attorney's fees, arbitrator fees and other costs that were accrued from said dispute.

SEVERABILITY, BINDING ON OTHERS, and INTEGRATION: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect. This agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

Client understands and agrees that, if for any reason, this agreement is not signed, that this agreement will form a part of the inspection report and acceptance of the inspection report by Client shall, and payment therefore will constitute acceptance of the terms and conditions of this Agreement.

REAL ESTATE RECOVERY FUND: Client acknowledges that we hereby notify Client that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

Special offers including Brinks Home Security: Ellis Co. Home Inspections may have an affiliation with third-party service providers 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.

LIMITED LIABILITY INSPECTION FEE	\$ _____
ADDITIONAL FEE	\$ _____
ADDITIONAL FEE	\$ _____
TOTAL INSPECTION FEE	\$ _____

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fees listed above.

Client: _____ Date: _____

Inspector: _____ Date: _____

HOME MAINTENANCE TIPS

Provided by Ellis County Home Inspections

Very few things in a home are maintenance free and regular maintenance is the key to maintaining your home for top performance, long life, and lower repair costs. If you do not feel comfortable performing some of the home maintenance tasks listed below, you may want to consider hiring a qualified handy person to help you.

FOUNDATION CARE

Most of the North Texas area soil is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be helpful in your foundation maintenance program.

3. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
4. If the house has guttering, be sure that all run-off is diverted well away (3 or more feet) from the foundation.
5. The area around the foundation should always be watered evenly around the ENTIRE structure.
6. The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water EVENLY every time. Do not place the soaker hose directly against the foundation. The soaker hose should be placed approximately 12 inches away from the foundation wall.
7. Do not let water stand next to the foundation.
8. Never allow the soil to dry to the point of cracking or pulling away from the foundation.
9. Do not over water. (It may be necessary to consult a soils and/or foundation engineer to determine the exact amount of watering that is necessary for your particular foundation and soil type.)

ONE TIME TASKS

10. Repair or correct any safety hazards that were noted in your inspection report.
11. Determine fire escape routes for the entire family. It would also be a good idea to practice these escape routes twice a year. More than just remembering what to do, "fire drills" may also expose conditions that may hinder escape, such as a window that will not open easily, or trees/shrubs that have overgrown windows preventing escape, etc.
12. Locate the main circuit breaker in the electrical panel box, main gas shut off, and main water cutoff and show family members how to turn them off in case of emergency.
13. Make sure a fire extinguisher is accessible, check that it is fully charged, and make sure that family members know how to use it in case of emergency.

MONTHLY

14. Change air filters in AC and heating units.
15. Check and clean oven range hood filters if you have a filter type range hood. Placing these filters in the dishwasher is a good method of cleaning them.
16. Make sure air vents (inside and outside) are not blocked. Furniture, blankets, etc. may block inside air vents. Leaves, snow, bird's nests, etc. may block outside vents.
17. Test the ground fault circuit interrupters (GFCI's) by pushing the test button, which should then cause the power to go off to these receptacles. Press the reset button to regain power.
18. Check the house for safety hazards such as loose handrails, tripping hazards, etc.
19. If you have a plumbing fixture that is not used frequently, for example, a laundry tub or spare bathroom, run some water briefly to keep water in the trap. This will help prevent sewer gas from entering your home via these fixtures.

SPRING

20. Clean out rain gutters and check gutters for loose joints and secure attachment to your home.
21. Clean coil fins on outdoor air-conditioning unit by spraying it down with water. Do not use such high pressure as to bend or damage fins.
22. After consulting your water heater owner's manual, carefully test the temperature and pressure relief valve (TPRV) to ensure it is not stuck. (Caution: This should release hot water that should be directed to outside the house. If your TPRV does not have proper piping connected to it, consult a qualified plumber.)

23. Have your fireplace or wood stove and chimney cleaned and serviced. Chimney sweeps can also clean out your dryer vent.
24. Turn off gas furnace and fireplace pilot lights where possible.
25. Check smoke, carbon monoxide and security alarms and replace batteries. Many people do this when they set their clocks for daylight savings time. This may also be a good time to practice family "fire drills."
26. Repair and paint fences as necessary.
27. Inspect attic for signs of water penetration. Make sure attic vents are clear from obstructions.
28. Test plumbing shut-off valves to ensure they are working and to prevent them from seizing.
29. Check all plumbing fixtures for leaks. Check under sinks, behind toilets, etc.

SUMMER

30. Vacuum bathroom fan grille.
31. Disconnect the duct connected to the dryer and vacuum lint from in and around the duct.
32. Clean coil fins on outdoor air-conditioning unit by spraying it down with water. Do not use such high pressure as to bend or damage fins.
33. Check and replace damaged caulking and weather-stripping around windows and doorways, including the doorway between the garage and the house.
34. Lubricate door hinges and tighten screws as needed.
35. Lubricate garage door hardware, rollers, and automatic garage door opener chain.
36. Check that the auto-reverse mechanism on your garage door is functioning properly.
37. If your electrical service lines enter your home from overhead, inspect the lines for secure attachment where they enter your house, and make sure there is no water leakage into the house along the electrical conduit. You should also inspect the cable sheathing to insure that it is not cracking or splitting off and that no conductor wires are exposed.
38. Check exterior wood siding and trim for signs of deterioration; clean, replace or refinish as needed.
39. Trim any trees back that may be touching or soon could be touching your house. Also, keep trees and shrubs cut back away from your outdoor AC unit.
40. Climb on your roof, or use binoculars, to check the general condition of your roof and its flashings. Significant signs of roof wear should be repaired before it starts to leak.

FALL

41. Have furnace/AC system serviced by a qualified service professional.
42. Remove the grilles on forced air systems and vacuum inside the ducts.
43. After consulting your water heater owner's manual, carefully test the temperature and pressure relief valve (TPRV) to ensure it is not stuck. (Caution: This should release hot water that should be directed to outside the house. If your TPRV does not have proper piping connected to it, consult a qualified plumber.)
44. After consulting your water heater owner's manual, drain off a dishpan full of water from the clean-out valve at the bottom of the tank to control sediment and maintain efficiency.
45. Check smoke, carbon monoxide and security alarms and replace batteries. Many people do this when they set their clocks for daylight savings time. This may also be a good time to practice family "fire drills."
46. Clean out rain gutters and check gutters for loose joints and secure attachment to your home.
47. Before winter, drain and store outdoor hoses. Water hoses left connected through a freeze can cause your outdoor hose bib to crack and leak.
48. Inspect attic for signs of water penetration. Make sure attic vents are clear from obstructions.
49. Test plumbing shut-off valves to ensure they are working and to prevent them from seizing.

WINTER

50. Vacuum bathroom fan grille.
51. Vacuum fire and smoke detectors, as dust or spider webs can prevent them from functioning.
52. Vacuum radiator grilles on the back of refrigerators and freezers.

AS NEEDED

53. Replace washers on dripping faucets.
54. Lubricate sliding doors and windows with silicone spray to ensure smooth operation.
55. Repair and/or re-caulk around bathtubs and shower stalls if you see any signs of cracking or separation where water could get through.
56. Visually check your roof for any damage after particularly strong storms or winds. Have repairs performed by a reputable roofing contractor.

57. Be aware of any cracks in your walls (inside or outside) or foundation and monitor them for movement. If these cracks continue to grow, it may indicate foundation problems that may need to be corrected.

OTHER SYSTEMS

58. If you have a septic tank, it is recommended that you have it cleaned out at least once every three years. If you have and use a garbage disposal on a house with a septic tank, it is recommended that you have the septic tank cleaned out once a year.
59. If you have well water, it is recommended that you test for bacteria every six months.

OTHER TIPS

60. "Draino" drain cleaner is great for plastic or PVC pipe, but do NOT use it if you have metal drainpipes. It will eventually eat through the metal pipe and cause a leak. (repairs can be expensive.) If you have metal (usually cast iron) drain pipes that get clogged, call a plumber.
61. If mildew starts to grow on the north side of your home, it can be killed and cleaned off with a mixture of 1 part bleach with 3 parts water.
62. Signs of mold or mildew in your dishwasher or "Jacuzzi" tub can be cleaned by running a bottle of vinegar that will mix with the water through the system.
63. If your waste disposal smells bad, slicing up a lemon and running it through your disposal with plenty of ice should clean it nicely.
64. Store firewood or other wood away from the house to discourage termites.

LAWN CARE

65. It is best to water in the mornings. (very early)
66. Most lawns perform well with approximately 1-inch of water per week.
67. It is best to mow in the evenings.
68. You should not mow wet grass.
69. It is best to stop weeds in the early fall or early spring with weed killer. (Follow manufacturer's instructions)
70. Fertilize a new lawn with a 12-12-12-fertilizer ratio. Fertilize established lawns with a 3-1-2 ratio. (Follow manufacturer's instructions)

DISCLAIMER

The information above is provided to attempt to inform new homeowners about general home maintenance. The maintenance suggestions listed above are by no means a complete list of all items that need maintenance in every home. The statements above are only a compilation of maintenance suggestions based on our experience in the business of real estate property. ECHI assumes no responsibility for any consequence arising from use of the information, materials and techniques described.

We hope you enjoy your new home!

This information has been provided to you by:

Ellis Co. Home Inspections

(972) 978-8875

TREC # 7344