

PROPERTY INSPECTION REPORT
Best Pest Control and Pro Home Inspection
254-592-2558 Fx 360-285-5402
Stephenville, Tx 76401

Prepared For: Mr. Todd Bilby
(Name of Client)

Concerning: 1155 Ct. Rd. 428, Stephenville
(Address or Other Identification of Inspected Property)

By: John Shell, Trec # 4705
(Name and License Number of Inspector) 4-17-09
(Date)

Tom Mewhinney @ Brooks

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-1.

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

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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.

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

Property inspected was ☐ Furnished ☐ Vacant ☐ _____
 Parties present at inspection ☒ Buyer @ review ☒ Seller ☐ Listing Agent ☐ Buyers Agent
 Documents provided to inspector ☐ Sellers Disclosure ☐ Engineers Report ☐ Previous inspection report
 Weather Condition during inspection ☐ Sunny ☐ Overcast ☒ Raining ☐ Snowing
 Outside temperature during inspection 71° Time of inspection 1 pm
 Inspection Scope ☒ Full ☐ Limited - Reason _____
 Additional written information provide with this inspection report ☐ Yes ☒ No
 Cost of inspection services \$ _____ to be paid at ☐ Inspection ☐ Closing ☒ By Mail
 Report given to: buyer and Tom Mehinney

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I NI NP D

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☐ **A. Foundations***Type of Foundation(s):* concrete slab on grade*Comments:* there are no indications of foundation failure, such as large cracks in walls, ceilings, over windows, buckled or unlevel floors, doors not plumb, etc. it appears foundation is functioning as designed; during dry weather, recommend using soaker hose around slab perimeter to prevent moisture loss from under foundation;☒ ☐ ☐ ☐ **B. Grading and Drainage***Appears to be adequate, no ponding or erosion evident (optimum condition is when grading allows water to flow away from foundation perimeter)*☒ ☐ ☐ ☐ **C. Roof Covering Materials***Type(s) of Roof Covering:* one layer of composition shingles *Viewed From:* walking roof*Comments:* inspected 4-20-09, in good condition, no repair issues observed☒ ☐ ☐ ☐ **D. Roof Structure and Attic***Viewed From:* opening in top bedroom *Approximate Average Depth of Insulation:* 15" loosefill*Approximate Average Thickness of Vertical Insulation:* not accessible, not known*Comments:* Attic structure is good, no sagging in roofline or broken or weak braces found; rafters on 16" centers instead of normal 24"☒ ☐ ☐ ☐ **E. Walls (Interior and Exterior)***Comments: inside:* in good condition, no significant repairs issues;*exterior:* is stone and hardy board siding, no cracks or other repair issues observed, good; weep holes are partially plugged☒ ☐ ☐ ☐ **F. Ceilings and Floors***Comments: ceilings:* good, no cracking or water damage observed*floors:* tile and rug, in good condition☒ ☐ ☐ ☐ **G. Doors (Interior and Exterior)***Comments:* good☒ ☐ ☐ ☐ **H. Windows***Comments:* double pane, screens in pantry, no broken panes or defective thermal seals observed

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☒ ☐ ☐ ☐ **I. Stairways (Interior & Exterior)***Comments:* in good condition☒ ☐ ☐ ☐ **J. Fireplace/Chimney***Comments:* factory built wood burning fireplace with chimney chase, has never been used; should be in new working condition☐ ☐ ☒ ☐ **K. Porches, Balconies, Decks, and Carports***Comments:*☐ ☐ ☒ ☐ **L. Other***Comments:* none**II. ELECTRICAL SYSTEMS**☒ ☐ ☐ ☐ **A. Service Entrance and Panels***Comments:* 200 amp breaker panel located in garage, good☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures***Type of Wiring:* branch circuits have copper wiring; fyi- accuracy of breaker labeling not inspected;*Comments:* repairs include: there is no arc suppressor breaker protection for bedroom circuits, (new 2003 code), and back porch GFCI outlet is defective (will not reset)*smoke and fire alarms:* has required alarms in bedrooms and hall, and all are working**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**☒ ☐ ☐ ☐ **A. Heating Equipment***Type of System:* 2 central Bryant *Energy Source:* heat pump*Comments:* both heating well☒ ☐ ☐ ☐ **B. Cooling Equipment***Type of System:* 2 central Bryant*Comments:* cooling well; Schrader cap missing at condenser

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☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents***Comments:* ducts and vents appear to be adequate;**IV. PLUMBING SYSTEM**☒ ☐ ☐ ☐ **A. Water Supply System and Fixtures***Location of water meter:* none, has water well *Location of main water supply valve:**Static water pressure reading:**Comments:* 2 down stair baths, one upstairs**Kitchen:** good, no leaks observed**Master Bath:** good, no leaks observed**Downstairs bath:** good, no leaks observed**Upstairs Bath:** good**Outside faucets:** good, no leaks observed**Washer hookup:** washer has been in use, good, no leaks or plumbing problems found;☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents***Comments:* good, no leaks or backups found☒ ☐ ☐ ☒ **C. Water Heating Equipment***Energy Source and Capacity:* 50 gallon electric in utility room*Comments:* heating

repairs: heavy rust around bottom element, and drain pan not piped to outside

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment***Comments:***V. APPLIANCES**☒ ☐ ☐ ☐ **A. Dishwasher***Comments:* working well☒ ☐ ☐ ☐ **B. Food Waste Disposer***Comments:* working well☒ ☐ ☐ ☐ **C. Range Exhaust Vent***Comments:* built into microwave, recirculating type, good☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens***Comments:* electric range, heating well, and must have anti-tip over device☒ ☐ ☐ ☐ **E. Microwave Oven***Comments:* heating well☐ ☐ ☒ ☐ **F. Trash Compactor***Comments:* none

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☒ ☐ ☐ ☐ **G. Mechanical Exhaust Vents and Bathroom Heaters***Comments:* vented fans working well☒ ☐ ☐ ☐ **H. Garage Door Operator(s)***Comments:* one door 2 car garage, operator working well and has working electric eye safety device; need to disable mechanical door lock as electric opener is in use☒ ☐ ☐ ☐ **I. Doorbell and Chimes***Comments:* working☒ ☐ ☐ ☐ **J. Dryer Vents***Comments:* vented to outside, good**VI. OPTIONAL SYSTEMS**☐ ☐ ☒ ☐ **A. Lawn and Garden Sprinkler Systems**☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**☐ ☐ ☒ ☐ **C. Outbuildings**☐ ☐ ☒ ☐ **D. Outdoor Cooking Equipment**☐ ☐ ☒ ☐ **E. Gas Supply Systems**☒ ☐ ☐ ☐ **F. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump: submersible Type of Storage Equipment: captive air tank

Comments: water conditioning equipment not inspected; well is 440 ft deep, 2 hp, pump on at 40 psi, off at 60 psi; pump appears to be in good working condition; septic tank is more than 90 ft away from well head;☒ ☐ ☐ ☐ **G. Private Sewage Disposal (Septic) Systems***Comments:* aerobic system at right side of house; tested by running water for 15 minutes; there was no backups into house and no standing effluent found in lateral field area, it appears system is performing as designed;☐ ☐ ☒ ☐ **H. Whole-House Vacuum Systems***Comments:* none☐ ☐ ☒ ☐ **I. Other Built-In Appliances***Comments:* none**Other comments and suggestions:**

residence, occupied, about 4 years old; 1/2 stories, 2 HVAC systems, one water heater; house very neat and clean and appears to be well maintained

OBSTRUCTIONS TO INSPECTION:☒ house furnished (limited access to walls, floors, plumbing, inside cabinets, electrical outlets, etc)☒ closets and cabinets full ☐ heavy foliage ☒ no access to bath traps ☒ household furnishings ☐ house has vinyl or metal siding ☒ limited walk area in attic, not all areas inspected ☒ attic insulation ☒ rugs ☒ pictures ☒ furniture ☒ appliances

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Items not inspected: security and telephone systems, cable and dish wiring, buried or inaccessible water, gas, drain pipes, electrical wiring and outlets, and water softener and filter systems;

IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable or "inoperable" at the time of inspection, that is whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON; ALL WARRANTIES, EXPRESS OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is URGED to contract a qualified SPECIALIST to make further inspections or evaluations of the item. Buyer must notify BEST PEST CONTROL AND PROFESSIONAL HOME INSPECTION in writing of any complaints with seven (7) days of the date of inspection and must thereafter allow prompt reinspection of the item complained of, otherwise, all claims for damages arising out of such complaint are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to BEST PEST CONTROL AND PROFESSIONAL HOME INSPECTION for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee shown hereon, Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

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.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on this date 4-17-09

Buyer Signature_____

Inspected by: __John Shell_____