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## PROPERTY INSPECTION REPORT

**Prepared For:** Client

(Name of Client)

**Concerning:** XXX

(Address or Other Identification of Inspected Property)

**By:** Arturo Marquez TREC PI#2685 01/24/2014 (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](http://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.

Report Identification: \_\_\_\_\_

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, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;

- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**Occupants present**

**2, 1-story duplex residence buildings**

**Homes are occupied**

**Weather is freezing drizzle Exterior**

**Temperature 30F.**

**Relative Humidity 70%**







Report Identification:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab-on grade

*Comments:* Cracks were observed on the left, rear, and right sides of both buildings, [see sample pictures-A,B,C,D,I,J.&K](#), on the rear grade beam, [see sample picture-L](#), and on home's interior walls, [see sample pictures-E,F,G,H.&M](#). Differential movement in excess of marginal was detected using a four ft. digital level on both building slabs; marginal being described as up to ¼ inch deflection in a four ft. span and/or up to 1 inch deflection in a fifteen ft. span.

**It is this inspector's opinion these foundations need to be raised and/or stabilized.** This may be accomplished with the use of piers. Need to contact a qualified foundation repair contractor and/or engineer for specifications and cost. It is also recommended that a monitoring and maintenance program be initiated in an effort to minimize possible future differential movement.

Building 9125&9127

A



B



C



D



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E



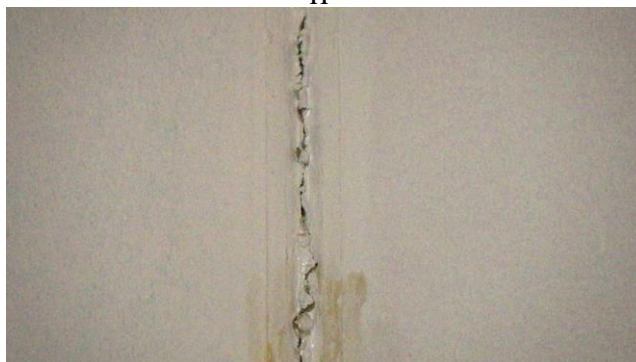
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G



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Building 9121&9123

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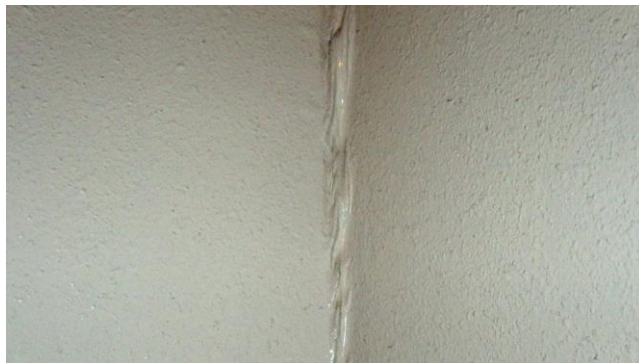
K



L



M


☒ ☐ ☐ ☐
**B. Grading & Drainage** *Comments:*
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**C. Roof Covering Materials***Type(s) of Roof Covering:* Asphalt composition shingle*Viewed From:* Inspected from ground level

*Comments:* Several damaged shingles were observed. It is this inspector's opinion that the amount of curling and granular loss indicate these roof coverings to be in their last stage of expected useful lifespans, see sample pictures-A,B,C,D,E,F,G,H,I,J,K,&L. **Need to contact a qualified roofer for repair/replacement specifications and cost.**

Building 9125&amp;9127

A

B



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Building 9121&9123



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J



K



L


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#### D. Roof Structures & Attics

*Viewed From:* Interior of Attics

*Approximate Average Depth of Insulation:* 3" to 5"

*Comments:* Visible components were observed operable, see attic sample pictures-A,B,G,H,M,&N.

**However,** need to install additional insulation in all attics to provide a minimum R-19, preferably an R-30 rating. Need to provide missing attic firewall protection between units, see sample pictures-D&I. Moisture stains and/or moisture damage from roof leaks were also observed in attics, see sample pictures-E,K,&L; need to contact a qualified roofer. All attic drop ladders were either damaged, missing steps, and/or not resting flush when fully extended; this creates potential safety hazards. Evidence of rodent activity (droppings) was also observed in attics, see sample pictures-F&J; need to also contact a qualified pest operator.

Unit 9127

A

B

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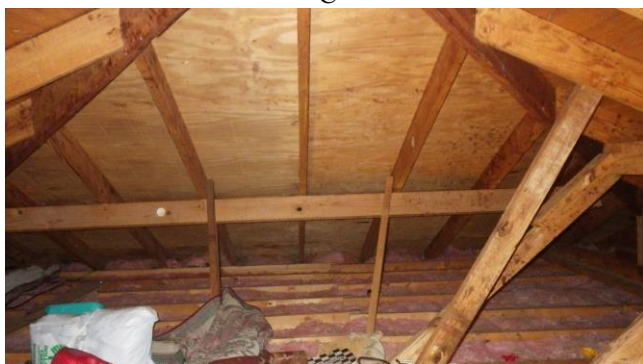


Unit 9125

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Unit 9123

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I



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K



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Unit 9121

M



N





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- ☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)** *Comments:* Moisture damage was observed on several fascia boards, drip edge boards, soffit panel, and porch ceilings, see sample pictures-A,B,C,D,E,F,&G; some of this damage is due to roof leaks. This wood rot also creates conducive conditions for possible wood destroying insect infestation. Evidence of wood destroying insect damage was observed on dining area wall in 9121, see sample picture-H, need to also refer to wood destroying insect report. Building 9125&9127

A



Building 9121&amp;9123

B



C



D



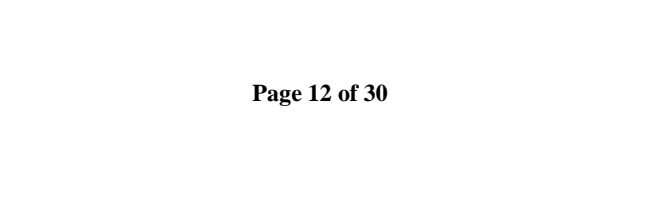
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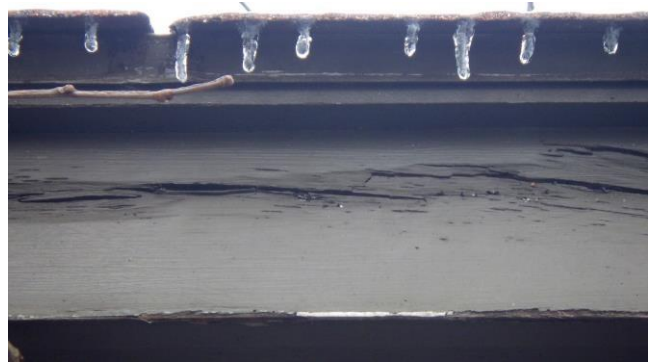
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Unit 9121

H



☒ ☐ ☐ ☒ **F. Ceilings & Floors** *Comments:* A large ceiling patch/repair was observed in living room for 9121. Moisture stains/damage was observed on ceilings in 9125 front right bedroom, and in 9123 bedroom closet, see sample pictures-A,B.&C, possibly from roof leaks. Wood destroying insect damage was observed at 9121 kitchen ceiling/wall junction, see sample picture-D; need to also refer to wood destroying insect report.

A

B



Unit 9121

C

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☒ ☐ ☐ ☒ **G. Doors (Interior & Exterior)** *Comments:* Moisture damage was observed on the rear exit door jambs and doors, see sample pictures-A&B. Need to caulk all the door frame/brick veneer junctions, see sample picture-C.

9127

9121

A

B



C





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**H. Windows** *Comments:* Single paned aluminum framed windows are present. Not all windows readily accessible due to furniture. **However**, need to caulk all window/brick veneer junctions, see sample picture. Several missing screens were observed.


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**I. Stairways (Interior & Exterior)** *Comments:*

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**J. Fireplaces and Chimneys** *Comments:*

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**K. Porches, Balconies, Decks, and Carports** *Comments:* All porch columns are out of plumb/leaning, see sample picture.


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**L. Other** *Comments:*

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## II. ELECTRICAL SYSTEMS

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**A. Service Entrance and Panels** *Comments:* Load calculations were not performed. These are Federal Pacific panel boxes, see sample pictures-A,B,D,&E. Unit 9125 and 9121 each have a 100amp main breaker. Systems were observed operable. **However**, need to properly label all breakers. And, unit 9125 has a few single-pole breakers with multiple circuit wires connected, see sample picture-C, instead of the required single-wire connection.

Unit 9127

A

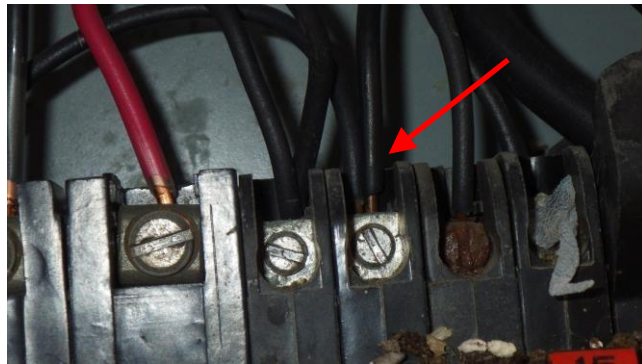


Unit 9125

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C



Unit 9123

D



Unit 9121

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### B. Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring:* Copper

*Comments:* No doorbells present. Most receptacles are not readily accessible due to furniture and/or connected electronic devices. Accessible system and fixtures were observed operable. **However**, no GFCI protection present in any of the kitchens, bathrooms, or at exterior receptacles. No receptacle located in bathroom at 9127 or in 9123. Need to properly install missing smoke detectors inside each bedroom and outside bedrooms but in close proximity to sleeping areas. Need to properly protect/enclose electrical connection within in a junction box; this is located underneath the kitchen sink in 9125, see sample picture-A. These items present potential safety hazards. A broken exterior rear fixture was observed at 9121, see sample picture-B. No voltage detected on receptacle located on kitchen/living room wall in 9127. Need to contact a qualified electrician for needed repairs.

Unit

Unit 9121

A



B



## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### A. Heating Equipment

*Type of Systems:* Central Forced Air Furnace (x4)

*Energy Sources:* Gas

*Comments:* All units were turned on and observed functional, see sample pictures-A,C,&E. **However**, all units lack sediment traps at gas line connections, see sample picture-B. Need to replace the copper branch lines, see sample picture-D, with proper gas flexible lines in 9123 & 9125. Units in 9127, 9125, & 9123 appear to be 1984 models. Corrosion was observed in burner areas of these older models; no inspection was performed to check for possible heat exchanger cracks as this would involve dismantling of unit. It is this inspector's opinion these three older models have lived their expected useful lifespans. The gas flexible line in 9121 passes through an unprotected metal panel opening, see sample picture-F. **All units need to be properly serviced by a qualified technician.**

Unit 9127

A

B



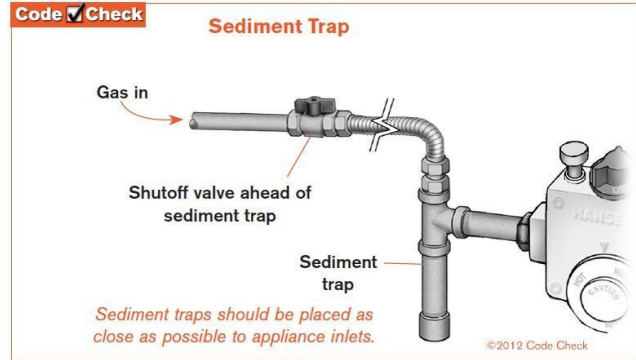
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Unit 9125

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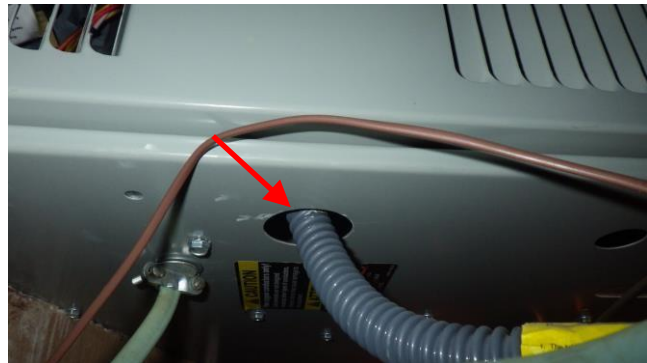


Unit 9121

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## B. Cooling Equipment

*Type of Systems:* Central Forced Air System (x4)

*Comments:* The condenser and coil housing units were observed in fair physical condition, see sample pictures-A,B,C,D,F,G,H,&I. Units all appear to be 2-ton models. The 9127 condenser appears to be a 1984 or 1988 model and coil a 1987 model. The 9125 condenser appears to be a 1998 model and coil a 2002 model. Exterior temperature was below 60F., preventing a proper operational status inspection of units. All units need to be properly evaluated when warmer temperature permits. **However**, corrosion was observed in secondary drain pan for 9125; this indicates a possible obstruction in primary or secondary condensate drain lines and possible coil corrosion damage. The 9123 condenser appears to be a 1992 model and coil a 2000 or 2005 model. The 9121 condenser appears to be a 1987 model and coil a 2000 model. Need additional insulation on coolant line in attic for 9125, see sample picture-E. **Units need to be properly evaluated by a qualified technician when warmer temperature permits.**

Unit 9127

A



B



Unit 9125

C

D

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E



Unit 9123

F



G





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Unit 9121

H



I



- C. Duct Systems, Chases, and Vents** *Comments:* Visible components were observed operable; no inspection was performed on duct interiors, see attic sample pictures-A,B,F,G,H,&I. **However**, torn insulation was observed on ducts in 9125, see sample pictures-D&E. Deteriorated seal/air-loss was observed at blower/duct housing seam in 9127, see sample picture-C. Systems need to be properly serviced by a qualified technician.

Unit 9127

A



B



C

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I	NI	NP	D	Inspection Item
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Unit 9125

D

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Unit 9123

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G



Unit 9121

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I	NI	NP	D	Inspection Item
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D=Deficiency

I NI NP D

Inspection Item

#### IV. PLUMBING SYSTEM

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##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Front curb area

*Location of main water supply valve:* Front exterior walls

*Static water pressure reading:* 50 psi

*Comments:* A leak was observed in 9127 on tub hot water faucet handle. The bathroom sink lacks a drain plug in 9127, in 9123, and in 9121. A leak was observed on water line next to water heater in 9125, see sample picture-A. Simultaneous water flow was observed at 9125 bathtub spout and shower head when shower head is in use; this indicates a probable faulty/worn shower diverter valve seal. A patch/repair and missing drain plug lever on bathtub was observed in 9123, see sample picture-B. Simultaneous water flow was also observed at 9123 bathtub spout and shower head when shower head is in use. Need to replace cracked toilet tank lid in 9121. Continuous leaks/drips were observed at kitchen sink faucet and at bathtub faucet in 9121. A leak was also observed at bathtub shower diverter valve handle in 9121.

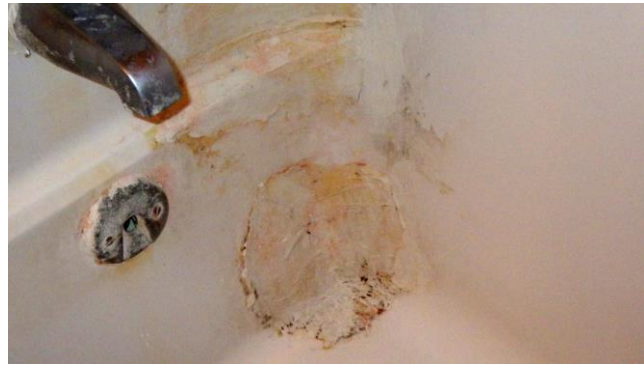
Unit 9125

A



Unit 9123

B


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**B. Drains, Wastes, and Vents** *Comments:* Interior faucets were opened for approximately 5 minutes; however, no video nor pressure/static test performed. Visible components were observed operable.

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☐ ☒ C. **Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 30 gallons (x4)

*Comments:* All units are interior installations. Unit in 9127 appears to be a 2000 model. Unit in 9125 appears to be a 1994 model. The I.D. plate for unit in 9123 is missing, preventing a proper determination of age. Unit in 9121 appears to be a 1998 model. All units were observed operable, see sample pictures-A,B,D.&E. **However**, each unit lacks a properly piped drain pan underneath tank. The T&P relief valve in 9125 is not properly piped to drain into a drain system or into a drain pan. Corrosion damage/evidence of a leak was observed on water line connection over the tank in 9125, see sample picture-C. All units lack a sediment trap at gas line connection. And, all units lack proper supply of combustion air, see sample illustration-F. **All units need to be properly serviced by a qualified plumber.**

Unit 9127

A



Unit 9125

B



C



Unit 9123

D

Unit 9121

E

F

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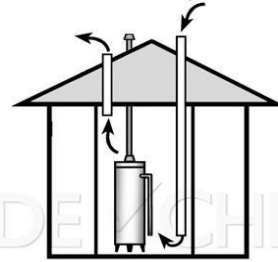
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Combustion Air -  
Outside & Attic Space Source



2 vertical ducts  
Min. 1 sq. in./4,000 Btu each

©2004 Code Check

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

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E. Other *Comments:*

## V. APPLIANCES

☒ ☐ ☒ ☐ A Dishwashers *Comments:*

☒ ☐ ☐ ☐ B. Food Waste Disposers *Comments:* Units were turned on and observed operable. However, no disposer present in 9125.

☒ ☐ ☒ ☒ C. Range Hood and Exhaust Systems *Comments:* Need to properly install missing unit in each kitchen.

☐ ☒ ☐ ☐ D. Ranges, Cooktops, and Ovens *Comments:* No built-in units present. Free-standing oven/range units are not part of this survey nor report.

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

☒ ☐ ☐ ☒ F. Mechanical Exhaust Vents and Bathroom Heaters *Comments:* All units were turned on and observed operable. However, units need to be properly vented to the exterior instead of venting into the attic, see sample picture.



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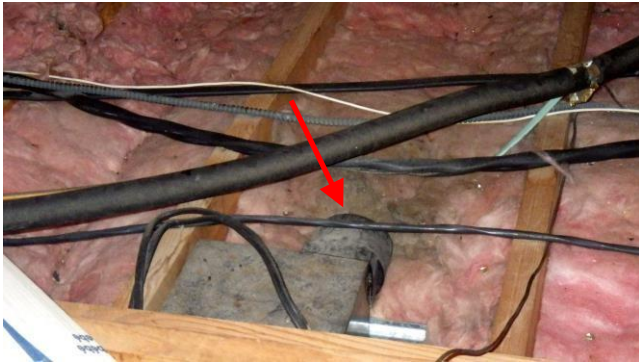
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**G. Garage Door Operators** *Comments:*

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**H. Dryer Exhaust Systems** *Comments:* Need to properly install missing grill covers at all exterior vents, see sample picture.



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**I. Other** *Comments:*

## VI. OPTIONAL SYSTEMS

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**A. Landscape Irrigation (Sprinkler) Systems** *Comments:*

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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction: N/A Comments:*

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**C. Outbuildings** *Comments:*

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

*Type of Pump:* N/A

*Type of Storage Equipment:* N/A

*Comments:*

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

*Type of System:* N/A

*Location of Drain Field:* N/A

*Comments:*

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**F. Other** *Comments:*

I=Inspected

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D=Deficiency

I NI NP D

Inspection Item

### **SAMPLE FOUNDATION MAINTENANCE**

A maintenance program should be initiated for controlling the rate of differential settlement. Such a program normally includes maintaining the integrity of drainage around the perimeter of the structure by directing water away from the building and off the site. An acceptable degree of sloping of the perimeter soil is a drop of four inches in the first four feet of distance from the face of the slab. If this is not possible, any positive degree of sloping is acceptable.

This drainage program, in conjunction with a watering program designed so that water gradually soaks into the soil at a distance of 1 to 5 feet from the perimeter of the building will aid in controlling the rate of settlement.

The objective of this program is to control as nearly as is practical, a constant moisture content of the loadbearing soil under the foundation. Trees, large vegetation and ground cover sometimes makes this difficult to accomplish and may require, in a few instances, their removal.

It is pointed out that this program is used only as an aid to maintaining foundations. It should not be considered capable of controlling differential movement or other types of movement of foundations due to geological activity such as found at fault lines, or area land subsidence. It is also not intended capable of controlling movement due to erosion or shifting of soils near drainage ditches, creeks or other waterways.

Careful steps in planning and maintenance of your home and property could prevent future problems with your foundation. Other items to keep in mind include but are not limited to:

1. Discard rotted trees and shrubs which are too near the house.
2. Install root barriers between the slab and trees that are near the house.
3. Correct plumbing problems promptly.
4. Spread additional top soil around the foundation to help minimize the effects of erosion.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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### **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 the 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 defects 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.** **NIETHER** the Inspection Survey **NOR** this Inspection Report constitutes a guarantee on warranty, expressed or implied on the condition of the property or any component surveyed. Buyer, by accepting this Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. Opinions related to the compliance with specifications legal and current code requirements or restrictions of any kind are specifically excluded as being covered by this inspection. This inspection is **NOT** an engineering inspection, and shall **NOT** be considered as one. If any cause of concern is noted on this report, or the client wants further evaluation, the client should consider an evaluation by a licensed structural engineer.

**BOTH THE INSPECTION SURVEY AND INSPECTION REPORT WERE PERFORMED EXCLUSIVELY FOR THE INDIVIDUALS OR COMPANY NAMED ON THIS REPORT AND IS NOT TRANSFERABLE.**

**If any item is unclear, call me for clarification.**

Respectfully submitted,



ARTURO MARQUEZ  
PROFESSIONAL INSPECTOR TREC  
#2685