



PROPERTY INSPECTION REPORT

National Property Inspections**6310 Millwood Court****Arlington, TX 76016****Office 817-492-0161****Fax 817-451-0233****Mobile 469-964-4414****www.npidfw.com****service@npidfw.com****Inspected By: Eric Evans TREC #7077****Inspection Date: 4/25/2006****Client**

Happy Customer

Property

111 Your Home

, TX

Real Estate Agent

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission(TREC). The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules. This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification. It is recommended that you obtain as much history as is available concerning this property. This historical information may include relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property. Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

SUMMARY



National Property Inspections

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 111 Your Home
 , TX

The following items or discoveries indicate that these systems or components do not function as intended, or adversely affect the inhabitability of the dwelling, or appear to warrant further investigation by a specialist, or require subsequent observation.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition; or recommendations to upgrade or enhance the function, efficiency, or safety of the property.

This summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

STRUCTURAL SYSTEMS

H. DOORS (Interior and Exterior)

Inspected, Not Functioning or in Need of Repair

Noted some exterior doors are keyed on inside of home. This is a safety concern in the event of fire and the need for prompt exit. Recommend qualified contractor evaluate and repair.

J. FIREPLACE/CHIMNEY

Inspected, Not Functioning or in Need of Repair

Noted lack of chimney rain cap. Recommend qualified contractor evaluate and repair.

Noted lack of damper block to keep damper from completely shutting. Damper block should be present where gas appliances are present to allow for gas leaks to effectively be drafted from living space of home. Recommend a licensed chimney sweep inspect and repair.

We could not get the master bedroom fireplace to ignite at time of inspection. Recommend qualified contractor evaluate and repair.

Recommend separation of building materials from master bedroom fireplace flue in attic area. Recommend qualified contractor evaluate and repair.

ELECTRICAL SYSTEMS

B. BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES

Inspected, Not Functioning or in Need of Repair

Noted some outlets over kitchen countertops not GFCI protected or would not operate when tested. All outlets over kitchen countertops should be GFCI protected. This is a safety issue by today's standards. Recommend licensed electrician evaluate and repair.

Exposed wiring noted in structure (faceplates removed for painting purposes). These are safety issues. Recommend licensed electrician evaluate and repair.

Noted recessed lighting fixtures in need of securing at master bedroom area. Recommend licensed electrician evaluate and repair.

We could not locate the GFCI reset for the garage and exterior outlets. Recommend licensed electrician evaluate and repair.

HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

Inspected, Not Functioning or in Need of Repair

Noted flexible gas supply line is not terminated outside of the furnace housings. Vibration from the HVAC unit is known to rub through flexible lines causing gas leaks. Need solid extension and connections to flexible lines made outside of furnace housing. Recommend qualified HVAC technician evaluate and repair.

B. COOLING EQUIPMENT

Inspected, Not Functioning or in Need of Repair

Noted excessive rust at the secondary condensation pan under the two upstairs attic mounted units. This could indicate the units are in need of servicing and cleaning. Recommend qualified HVAC technician evaluate and repair.

PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM AND FIXTURES

Inspected, Not Functioning or in Need of Repair

Fixtures handles leak at base on faucet when turned on and off at master bathroom sink fixture. Recommend licensed plumber evaluate and repair.

Noted laundry area sink lacks cold water supply due to additional tap (for ice maker or other appliance) at lower valve. Recommend licensed plumber evaluate and repair.

Noted upstairs front bathroom toilet runs continuously. Recommend licensed plumber evaluate and repair.

C. WATER HEATER EQUIPMENT

Inspected, Not Functioning or in Need of Repair

Noted water heater temperatures set to high (139 degrees). This is a safety issue. Recommend setting between 115 and 120 degrees.

Noted dissimilar metal corrosion at TPR, hot and cold pipe connections of two of the three water heaters. Active plumbing noted at one of the upstairs attic mounted water heaters due to this issue. Recommend licensed plumber evaluate and repair.

Noted vent stack at attic mounted water heater is mis-positioned and not adequately venting gases out of attic area. Recommend licensed plumber evaluate and repair.

E. GAS PLUMBING

Inspected, Not Functioning or in Need of Repair

Noted small gas leak at master bedroom attic area water heater supply fitting. Recommend qualified

contractor evaluate and repair.

SWIMMING POOLS AND EQUIPMENT

A. OPERATIONAL CONDITION OF POOL

Inspected, Not Functioning or in Need of Repair

Noted lack of anti-vortex drain covers (dual drain design only) present at time of inspection to prevent possibility of suction entrapment. This is a concern by today's standards. Recommend qualified contractor evaluate and repair.

B. SEPARATE SPA

Inspected, Not Functioning or in Need of Repair

Noted some of spa side controls did not appear to operate at time of inspection. Recommend qualified contractor evaluate and repair.

C. SURFACE WALLS AND FLOOR OF POOL

Inspected, Not Functioning or in Need of Repair

Noted small separation crack between pool wall and coping surround at diving board end of pool. Recommend qualified contractor evaluate and repair.

D. PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)

Inspected, Not Functioning or in Need of Repair

Noted one anchor bolt missing and excessive rust present at diving board base. Recommend qualified contractor evaluate and repair.

E. PUMPS FOR CIRCULATION OF WATER

Inspected

Noted air bubbles at jets which indicate a possible plumbing leak. Recommend qualified contractor evaluate and repair.

J. POOL-SPA SECURITY

Inspected, Not Functioning or in Need of Repair

Noted lack of working (dragging and springs would not close) fence gates at pool entrance area. Fence gates around pools should be self closing and latching. Recommend qualified contractor evaluate and repair.

Noted lack of self closing doors to pool area from structure. Recommend qualified contractor evaluate and repair.

National Property Inspections

Property inspectors are not required to report on the following: life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not observed; the presence or absence of pests, such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Property inspectors are not required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to the property inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not

limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including but not limited to failure of components. Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

National Property Inspections

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Report Identification 111 Your Home

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in this property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

I	NI	NP	R	Inspection Items
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I. STRUCTURAL SYSTEMS

A. GENERAL FOUNDATIONS

FOUNDATION: POURED CONCRETE

ROOF COVERING: 3-TAB FIBERGLASS

ROOF STRUCTURE: STICK-BUILT

VENTILATION: PASSIVE

ATTIC ACCESS: PARTIALLY CRAWLED

VIEWED ROOF COVERING FROM: LADDER, GROUND

INSULATION: BLOWN, BATT

SIDING MATERIAL: BRICK VENEER

FLOOR STRUCTURE: SLAB

EXTERIOR ENTRY DOORS: INSULATED GLASS, WOOD

WINDOW TYPES: THERMAL/INSULATED

TYPES OF FIREPLACES: CONVENTIONAL, VENTED GAS LOGS, PRE-FABRICATED

OPERABLE FIREPLACES: TWO

CHIMNEY: BRICK, METAL FLUE PIPE

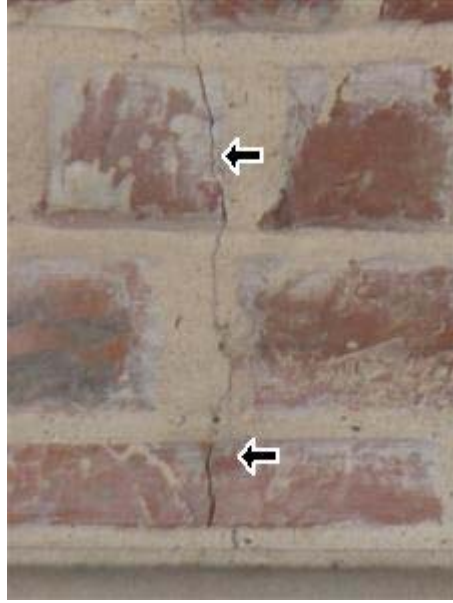
Comments: Foundation appears to be functioning as designed at time of inspection. Noted a few small brick veneer step cracks, however these do not appear to be significant or structural in nature at time of inspection. Noted representative number of doors and windows operated without dragging or other issues. Recommend following suggestions noted in grading and drainage section below to manage water around foundation perimeter. Recommend future monitoring for further developments.



A. Picture 1

I NI NP R

Inspection Items



A. Picture 2

 B. GRADING and DRAINAGE

Comments: Overall grading appears to be performing as designed at time of inspection. Noted some minor negative sloping towards structure and low spots on property where water will stand after rain. These areas do not appear to properly drain water from property and need landscaping and drainage corrected. Recommend qualified contractor evaluate and repair.



B. Picture 1



B. Picture 2



B. Picture 3



B. Picture 4



B. Picture 5

Noted soil too high at points around structure. Recommend maintaining a minimum of 4 to 6 inches of exposed foundation wall around structures perimeter. This is a moisture retention issue and WDI (wood destroying insect-termite) issue. Recommend qualified contractor evaluate and repair.



B. Picture 6

Surface drains will need periodical cleaning and maintenance. Recommend future monitoring to maintain their effectiveness.



B. Picture 7



B. Picture 8

Noted gutter and drainage system in need of minor repairs and cleaning at various points around structure. Recommend qualified contractor evaluate and repair.



B. Picture 9

C. ROOF COVERING

Comments: Roofing materials appear to be performing as expected and show normal wear and tear.

Noted a few points where flashing-counter flashing in need of additional sealing. Recommend qualified contractor evaluate and repair.



C. Picture 1



C. Picture 2



C. Picture 3

Recommend trimming all vegetation back from structure a minimum of 5 feet.
Recommend qualified contractor evaluate and repair.

I NI NP R

Inspection Items



C. Picture 4

D. ROOF STRUCTURE AND ATTIC

Comments:

E. WALLS (interior and Exterior)

Comments: Noted siding and trim materials are failing at a few points (less than 2%) around structure. Water absorption present. Blisters and deterioration observed. Recommend qualified contractor evaluate and repair.



E. Picture 1



E. Picture 2

Noted caulk deteriorated or missing at points around structure. These are moisture retention issues. Today's standard building practices do not mandate the caulking of some of the noted points, however maintaining caulk and paint in these areas will realize prolonged life expectancy of building materials. Recommend qualified contractor evaluate and repair.



E. Picture 3



E. Picture 4



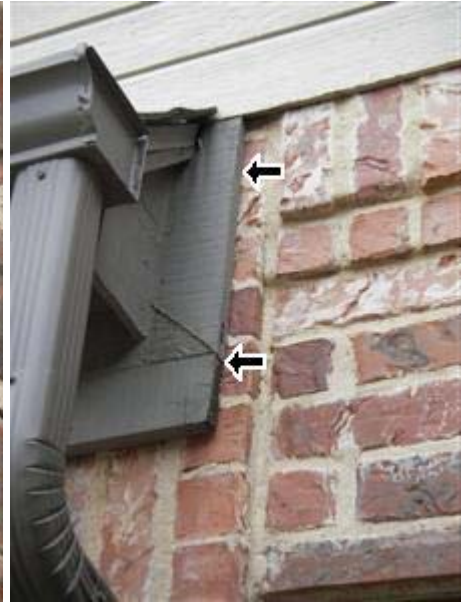
E. Picture 5



E. Picture 6



E. Picture 7



E. Picture 8



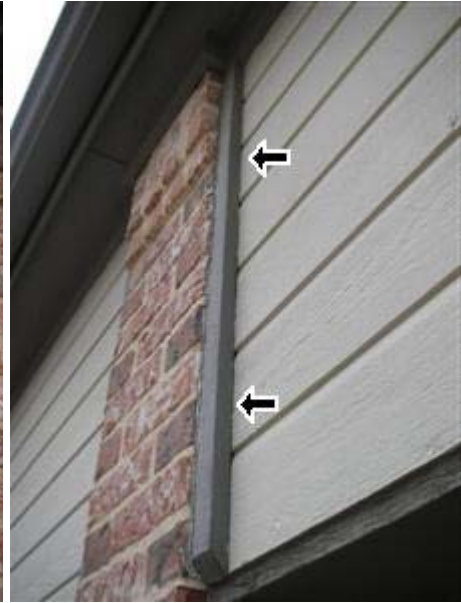
E. Picture 9



E. Picture 10



E. Picture 11



E. Picture 12



E. Picture 13



E. Picture 14

Siding, trim boards and fascias need separation from roofing materials. Recommend establishing and maintaining a minimum 1/2 inch gap between sidings, trim boards and fascias and roofing materials to allow adequate run-off. Recommend evaluation and repairs.



E. Picture 15



E. Picture 16

Noted paint at or near life expectancy on siding and trim at a few various points. Recommend qualified contractor evaluate and repair.



E. Picture 17



E. Picture 18

Recommend keeping all debris, fences, decks and vegetation from contacting structure. These are moisture retention and pest concerns. Recommend qualified contractor evaluate and repair.



E. Picture 19

Noted hole in siding needs closing off with sealant or liquid foam where compressor lines enter structure. Recommend qualified contractor evaluate and repair.



E. Picture 20

Noted caulk-grout at tile surround at bathtub-shower walls is deteriorated and needs repair or replace at a few specific points at most shower and bathtub areas. Recommend qualified contractor evaluate and repair.



E. Picture 21



E. Picture 22



E. Picture 23

I NI NP R

Inspection Items



E. Picture 24

F. CEILING and FLOORS

Comments:

G. WINDOWS (Interior and Exterior)

Comments: Representative number of windows operated throughout structure. All windows appear to be functioning as designed at time of inspection.

Noted evidence of prior leaks noted on some upstairs window sills. Recommend future monitoring for leaks at windows. Recommend qualified contractor evaluate and repair leaks and cosmetic damage.



G. Picture 1



G. Picture 2

Noted some window caulking at or near end of life expectancy or missing. Recommend qualified contractor evaluate and repair.



G. Picture 3

Noted a few window screens missing or damaged at various points around home. Recommend qualified contractor evaluate and repair.



G. Picture 4

I NI NP R

Inspection Items

DOORS (Interior and Exterior)

Comments: Noted some exterior doors are keyed on inside of home. This is a safety concern in the event of fire and the need for prompt exit. Recommend qualified contractor evaluate and repair.



H. Picture 1

Recommend priming and painting of all steel lintels with rust prohibitive enamel paint instead of latex. Recommend qualified contractor evaluate and repair.



H. Picture 2

I. HANDRAILS AND GUARDRAILS

Comments:

J. FIREPLACE/CHIMNEY

Comments: Noted lack of chimney rain cap. Recommend qualified contractor evaluate and repair.



J. Picture 1

Noted lack of damper block to keep damper from completely shutting. Damper block should be present where gas appliances are present to allow for gas leaks to effectively be drafted from living space of home. Recommend a licensed chimney sweep inspect and repair.

We could not get the master bedroom fireplace to ignite at time of inspection. Recommend qualified contractor evaluate and repair.



J. Picture 2

Recommend separation of building materials from master bedroom fireplace flue in attic area. Recommend qualified contractor evaluate and repair.



J. Picture 3

K. PORCHES, DECKS, DRIVEWAYS AND CARPORTS

Comments:

L. GENERAL STRUCTURE

Comments: Noted a few iron fence posts excessively rusted at time of inspection. Recommend qualified contractor evaluate and repair.



L. Picture 1



I NI NP R

Inspection Items

L. Picture 2

Report Identification 111 Your Home

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I	NI	NP	R	Inspection Items
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II. ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

ELECTRICAL CONDUCTORS: BELOW GROUND, 220 VOLTS

PANEL CAPACITY: 200 AMP

PANEL TYPE: CIRCUITS

BRANCH WIRE (15 and 20 amp): COPPER

ELEC. PANEL MANUFACTURER: SQUARE D

Comments: Panel interiors



A. Picture 1

Noted lack of wire protection at some panel entry points. Recommend licensed electrician evaluate and repair.



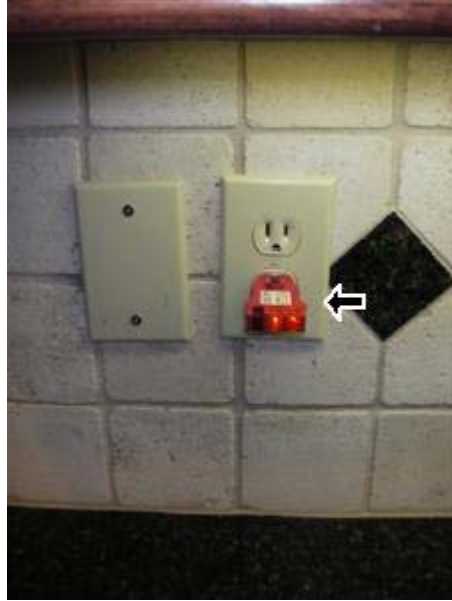
A. Picture 2

B. BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES

I NI NP R

Inspection Items

Comments: Noted some outlets over kitchen countertops not GFCI protected or would not operate when tested. All outlets over kitchen countertops should be GFCI protected. This is a safety issue by today's standards. Recommend licensed electrician evaluate and repair.



B. Picture 1

Exposed wiring noted in structure (faceplates removed for painting purposes). These are safety issues. Recommend licensed electrician evaluate and repair.



B. Picture 2



B. Picture 3

Noted recessed lighting fixtures in need of securing at master bedroom area. Recommend licensed electrician evaluate and repair.



B. Picture 4

We could not locate the GFCI reset for the garage and exterior outlets. Recommend licensed electrician evaluate and repair.

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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

HEAT TYPE: FORCED AIR

ENERGY SOURCE: GAS

NUMBER OF HEAT SYSTEMS (excluding wood): THREE

COOLING EQUIPMENT TYPE: AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY

NUMBER OF A/C UNITS: THREE

DUCTWORK: INSULATED

Comments: Heating equipment tested and operating as designed at time of inspection.

Noted flexible gas supply line is not terminated outside of the furnace housings. Vibration from the HVAC unit is known to rub through flexible lines causing gas leaks. Need solid extension and connections to flexible lines made outside of furnace housing. Recommend qualified HVAC technician evaluate and repair.



A. Picture 1

B. COOLING EQUIPMENT

Comments: Cooling equipment tested and operating as designed at time of inspection.

Noted excessive rust at the secondary condensation pan under the two upstairs attic mounted units. This could indicate the units are in need of servicing and cleaning. Recommend qualified HVAC technician evaluate and repair.



B. Picture 1



B. Picture 2

Noted exterior AC compressor cut-off placed directly behind unit. This is a concern in the event of emergency with unit and the need to operate cut-off from a safe location. Recommend qualified HVAC technician evaluate and repair.



I	NI	NP	R	Inspection Items
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B. Picture 3

C. DUCTS AND VENTS
Comments:

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I	NI	NP	R	Inspection Items
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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. WATER SUPPLY SYSTEM AND FIXTURES
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WATER SOURCE: PUBLIC

DISTRIBUTION: COPPER

PLUMBING WASTE: PVC

WATER HEATER POWER SOURCE: GAS

Comments: Fixtures handles leak at base on faucet when turned on and off at master bathroom sink fixture. Recommend licensed plumber evaluate and repair.



A. Picture 1



A. Picture 2

Noted laundry area sink lacks cold water supply due to additional tap (for ice maker or other appliance) at lower valve. Recommend licensed plumber evaluate and repair.

I NI NP R

Inspection Items



A. Picture 3



A. Picture 4

Noted upstairs front bathroom toilet runs continuously. Recommend licensed plumber evaluate and repair.

B. DRAINS, WASTES, VENTS
Comments:

C. WATER HEATER EQUIPMENT
Comments: Noted water heater temperatures set to high (139 degrees). This is a safety issue. Recommend setting between 115 and 120 degrees.



C. Picture 1

Noted dissimilar metal corrosion at TPR, hot and cold pipe connections of two of the three water heaters. Active plumbing noted at one of the upstairs attic mounted water heaters due to this issue. Recommend licensed plumber evaluate and repair.



C. Picture 2



C. Picture 3



C. Picture 4

Noted vent stack at attic mounted water heater is mis-positioned and not adequately venting gases out of attic area. Recommend licensed plumber evaluate and repair.



C. Picture 5

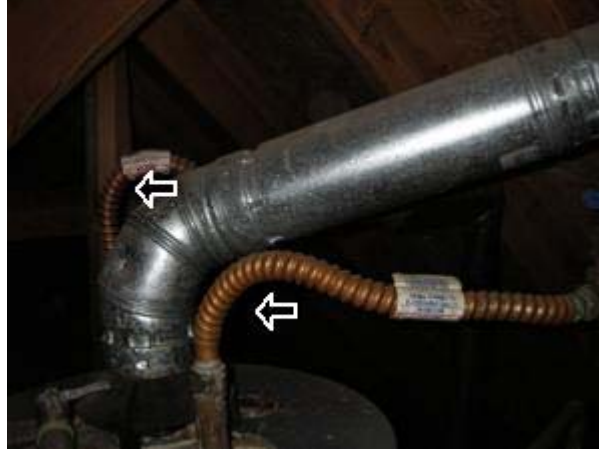


I NI NP R

Inspection Items

C. Picture 6

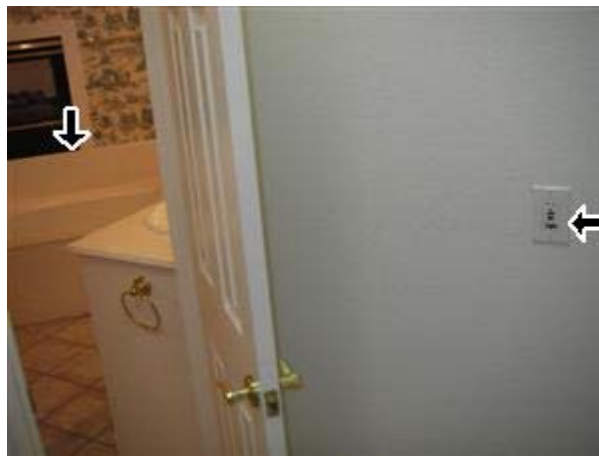
Noted lack of insulation installed on water pipes within five feet of water heater unit. This is a concern by today's standards. Recommend licensed plumber evaluate and repair.

**C. Picture 7****C. Picture 8****☒ ☐ ☐ ☐ D. HYDRO-THERAPY EQUIPMENT**

Comments: Jet powered tub tested and operated as designed at time of inspection. Noted GFCI protection in closet area.



D. Picture 1



D. Picture 2

- ☒
- ☐
- ☐
- ☒

E. GAS PLUMBING

Comments: Noted small gas leak at master bedroom attic area water heater supply fitting. Recommend qualified contractor evaluate and repair.



E. Picture 1

Report Identification 111 Your Home

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V. APPLIANCES

A. DISHWASHER

Comments: Noted lack of visible anti back-flow device. This is a concern by today's standards. Recommend qualified service technician evaluate and repair.



A. Picture 1

B. FOOD WASTE DISPOSER

Comments:

C. RANGE HOOD

Comments:

D. RANGES/OVENS/COOKTOPS

Comments: Gas shut-off valve difficult to get to. This is a concern in the event of an emergency and the need for quick access to turn off supply. Recommend qualified service technician evaluate and repair.



D. Picture 1

E.

I	NI	NP	R	Inspection Items
				MICROWAVE COOKING EQUIPMENT <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. TRASH COMPACTOR <i>Comments:</i> Not installed, stored in pantry area and ice maker installed in its place.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. BATHROOM EXHAUST FANS AND/OR HEATERS <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. WHOLE HOUSE VACUUM SYSTEMS <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. GARAGE DOOR OPERATORS <i>Comments:</i> Powered driveway gate tested and operated as designed. Noted lack of reversing sensor which would reverse gate in the event of obstruction to minimize damage or injury. Recommend qualified contractor evaluate and repair.



I. Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. DOOR BELL AND CHIMES <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. DRYER VENTS <i>Comments:</i> Limited visual access to dryer vent available. Recommend further evaluation by qualified contractor.

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VI. LAWN SPRINKLERS

A. SPRINKLER OPERATION

Comments: Noted a few heads as either clogged or misfiring. Recommend qualified contractor evaluate and repair.



A. Picture 1

Noted a few sprinkler valve box covers missing at a few various points around property. Recommend qualified contractor evaluate and repair.



A. Picture 2

B. CONTROLLERS

Comments:

C. ROTARY HEADS

Comments:

D. VISIBLE CONNECTIONS OR CLAMPS

Comments:

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VII. SWIMMING POOLS AND EQUIPMENT

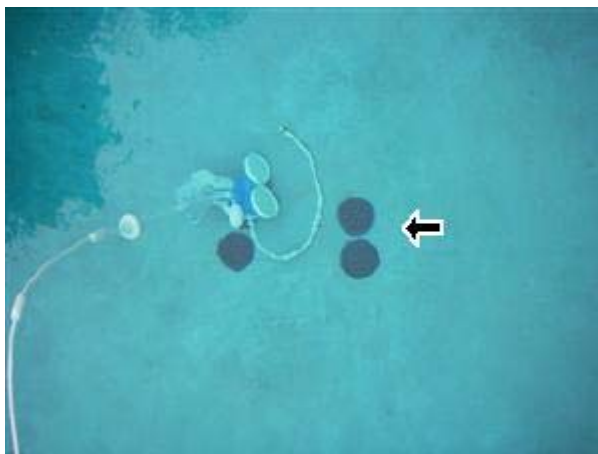
 A. OPERATIONAL CONDITION OF POOL

STYLE: IN GROUND HEATED

SHAPE: FREEFORM

WALL MATERIALS: GUNITE

Comments: Noted lack of anti-vortex drain covers (dual drain design only) present at time of inspection to prevent possibility of suction entrapment. This is a concern by today's standards. Recommend qualified contractor evaluate and repair.



A. Picture 1

 B. SEPARATE SPA

Comments: Noted some of spa side controls did not appear to operate at time of inspection. Recommend qualified contractor evaluate and repair.



B. Picture 1

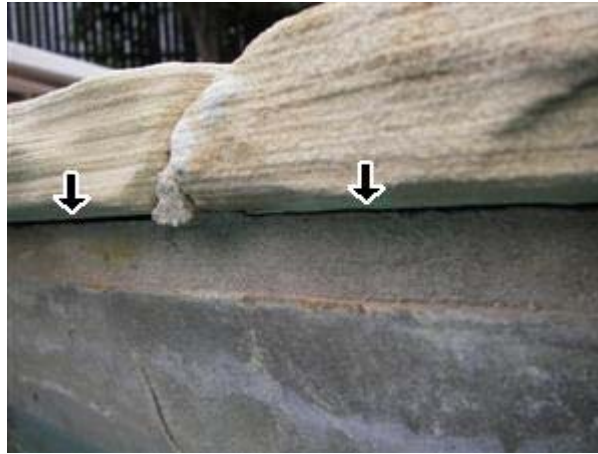
 C. SURFACE WALLS AND FLOOR OF POOL

Comments: Noted small separation crack between pool wall and coping surround

I NI NP R

Inspection Items

at diving board end of pool. Recommend qualified contractor evaluate and repair.



C. Picture 1

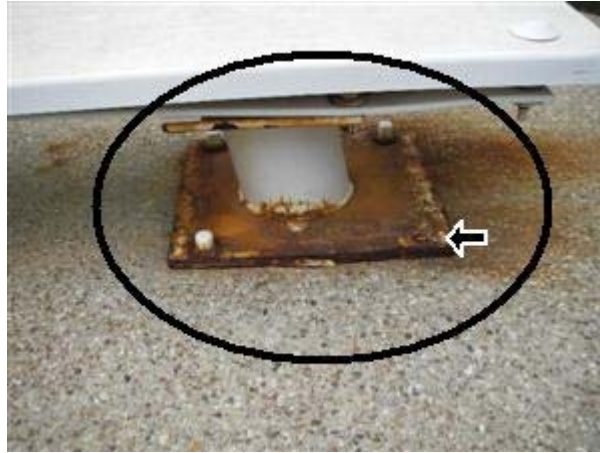
Noted pool plaster appears to be approaching life expectancy. Recommend qualified contractor evaluate and repair.



C. Picture 2

D. PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)

Comments: Noted one anchor bolt missing and excessive rust present at diving board base. Recommend qualified contractor evaluate and repair.



D. Picture 1



D. Picture 2

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-
-

E. PUMPS FOR CIRCULATION OF WATER

Comments: All operating as designed at time of inspection.



E. Picture 1

Noted air bubbles at jets which indicate a possible plumbing leak. Recommend qualified contractor evaluate and repair.



E. Picture 2



E. Picture 3

F. AUTO VACUUM-CLEANING EQUIPMENT

Comments:

G. PUMPS FOR VACUUM OR CLEANING

Comments:

H. POOL HEATERS

Comments: Noted excessive rust at base of heater housing. Recommend qualified contractor evaluate and repair.



H. Picture 1

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I. POOL DECK

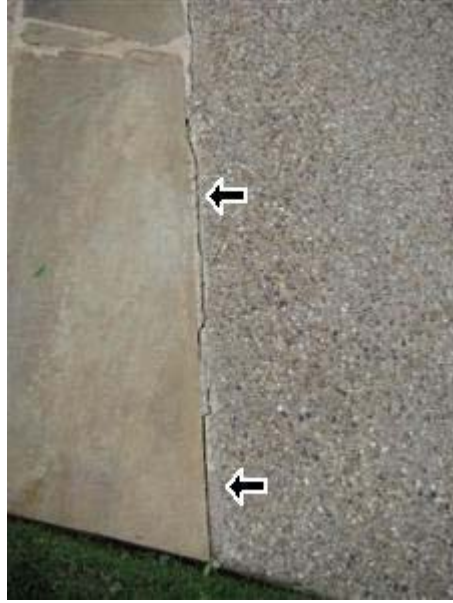
Comments: Noted mastic seal is at or near life expectancy at points. Recommend qualified contractor evaluate and repair.



I. Picture 1

I NI NP R

Inspection Items



I. Picture 2

☒ □ □ ☒

J. POOL-SPA SECURITY

Comments: Noted lack of working (dragging and springs would not close) fence gates at pool entrance area. Fence gates around pools should be self closing and latching. Recommend qualified contractor evaluate and repair.



J. Picture 1



J. Picture 2

Noted lack of self closing doors to pool area from structure. Recommend qualified contractor evaluate and repair.



J. Picture 3

Report Identification 111 Your Home**I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair**

I	NI	NP	R	Inspection Items
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VIII. FIRE PROTECTION EQUIPMENT

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. SMOKE DETECTORS
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Comments: We do not test fire protective equipment as part of our inspection, however a limited visual inspection was performed. Smoke detectors were present in all sleeping areas and adjacent hallways as required at time of inspection. Recommend qualified contractor further evaluate and repair as needed.

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NATIONAL PROPERTY INSPECTIONS PRE-INSPECTION AGREEMENT

The client understands that this Property Inspection is only a visual review of readily accessible areas. The Standards of Practice used meet those prescribed by the Texas Real Estate Commission (TREC) and the American Society of Home Inspectors (ASHI). No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Property Inspection Report. This report is intended for use only by the party contracting for same. It is not intended to benefit any third party.

The client understands, accepts and agrees that National Property Inspections does not, impliedly or expressly, warrant or guarantee its Property Inspection, Property Inspection Report, or the condition of the subject property.

In the event that any dispute arises out of, or relates to, the Property Inspection performed or Property Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within one (1) year of the Property Inspection. The arbitration shall be conducted pursuant to the “Rules and Procedures for the Expedited Arbitration of Home Inspection Disputes” administered by Construction Arbitration Services, Inc. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction.

National Property Inspections expresses no opinion of the subject property beyond what is set forth in its Property Inspection Report. The client may wish to obtain other types of inspections, such as mold, air quality or environmental inspections, that are not addressed in the Property Inspection Report. National Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

“THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.”

Inspector / Date

Client / Date

"Independently Owned and Operated"