



TREC# 20292
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PROPERTY INSPECTION REPORT

Prepared For: BBQHI Sample Report
(Name of Client)

Concerning: Home Located in Dallas Fort Worth and Surrounding Metroplex
(Address or Other Identification of Inspected Property)

By: Bryan Bess #20292 01/14/2012
(Name and License Number of Inspector) (Date)

(Same As Above)
(Name, License Number and Signature of Sponsoring Inspector, if required)

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 535.227-535.233 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 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-I.

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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property and Other Pertinent Information

Time at Inspection location: 9:00 a.m. - 1:10 p.m.

Weather Conditions: Sunny

Temperature Range: Between 55 - 58 Degrees

House faces: East

Property Age: 2007

Persons Present: Buyer, Buyer Agent

House is: Occupied



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: The foundation is performing as intended. No significant problems were observed



§535.228. Standards of Practice: Minimum Inspection Requirements for Structural Systems

(a) Foundations. The inspector shall:

- (1) inspect slab surfaces, foundation framing components, subflooring, and related structural components;
- (2) report:
 - (A) the type of foundation(s); and
 - (B) the vantage point from which the crawl space was inspected; and
- (3) generally report present and visible indications used to render the opinion of adverse performance, such as:
 - (A) open or offset concrete cracks;
 - (B) binding, out-of-square, non-latching, warped, or twisted doors or frames;
 - (C) framing or frieze board separations;
 - (D) out-of-square wall openings or separations at wall openings or between the cladding and window/door frames;
 - (E) sloping floors, countertops, cabinet doors, or window/door casings;
 - (F) wall, floor, or ceiling cracks;
 - (G) rotating, buckling, cracking, or deflecting masonry cladding;
 - (H) separation of walls from ceilings or floors; and
 - (I) soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios;
- (4) report as Deficient:
 - (A) exposed or damaged reinforcement;
 - (B) a crawl space that does not appear to be adequately ventilated;
 - (C) crawl space drainage that does not appear to be adequate;
 - (D) deteriorated materials;

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(E) damaged beams, joists, bridging, blocking, piers, posts, pilings, or subfloor; (F) non-supporting piers, posts, pilings, columns, beams, sills, or joists; and G) damaged retaining walls related to foundation performance; and (5) render a written opinion as to the performance of the foundation.
Specific limitations for foundations. The inspector is not required to:
 (1) enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
 (2) provide an exhaustive list of indicators of possible adverse performance; or
 (3) inspect retaining walls not related to foundation performance.

B. Grading & Drainage

Comments: No gutters where present at the time of the inspection. I would recommend gutters for proper drainage.



Grading and drainage. The inspector shall report as Deficient:
 (1) improper or inadequate grading around the foundation (including flatwork);
 (2) erosion;
 (3) water ponding; and
 (4) deficiencies in installed gutter and downspout systems.

Specific limitations for grading and drainage. The inspector is not required to:
 (1) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
 (2) determine area hydrology or the presence of underground water; or
 (3) determine the efficiency or operation of underground or surface drainage systems.

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle
Viewed From: Due to the steep pitch of the roof structure and design, the roof was observed from ground level with binoculars. The Inspector felt it would be unsafe to get on and stay on the roof.
Comments: There were no deficiencies at the time of the inspection.



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Roof covering materials. The inspector shall:

- (1) inspect the roof covering materials from the surface of the roof;
- (2) report:
 - (A) type of roof covering(s);
 - (B) vantage point from where the roof was inspected
 - (C) any levels or surfaces that were not accessed;
 - (D) evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations; and
 - (E) evidence of water penetration; and
- (3) report as Deficient:
 - (A) a roof covering that is not appropriate for the slope of the roof;
 - (B) deficiencies in:
 - (i) fastening of roof covering material, as determined by a random sampling;
 - (ii) roof covering materials;
 - (iii) flashing details;
 - (iv) skylights; and
 - (v) other roof penetrations.

Specific limitations for roof covering. The inspector is not required to:

- (1) determine the remaining life expectancy of the roof covering;
- (2) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
- (3) determine the number of layers of roof covering material;
- (4) identify latent hail damage; or
- (5) provide an exhaustive list of locations of water penetrations or previous repairs.

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D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 10" to 13"

Approximate Average Thickness of Vertical Insulation: No Insulation in place

Comments: Adequate installation was observed.



Roof structure and attic. The inspector shall:

(1) report:

- (A) the vantage point from which the attic space was inspected;
- (B) the presence of and approximate average depth of attic insulation and thickness of vertical insulation, when visible; and
- (C) evidence of water penetration; and

(2) report as Deficient:

- (A) attic space that does not appear to be adequately ventilated;
- (B) deficiencies in installed framing members and decking;
- (C) deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck;
- (D) missing insulation;
- (E) deficiencies in attic access ladder and access opening; and
- (F) deficiencies in attic ventilators.

Specific limitations for roof structure and attic. The inspector is not required to:

- (1) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
- (2) operate powered ventilators; or
- (3) provide an exhaustive list of locations of water penetrations.

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E. Walls (Interior & Exterior)

Comments: Moss is growing on the north side of the house due to overgrown foliage. Media room has 2 vertical cracks in the corner of drywall seams. Exterior walls show evidence of cracks in the exterior trim needing repair to prevent unwanted moisture intrusion. I would suggest that cracks be monitored.



Evidence of Moss



Overgrown Foliage on North side of house



Vertical Cracks in Media Room



Vertical Cracks in Media Room



Evidence of cracks in the exterior trim



Evidence of cracks in the exterior trim

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Interior walls,ceilings,floors,doors. The inspector shall:

- (1) report evidence of water penetration; and
- (2) report as Deficient:
 - (A) doors and hardware that do not operate properly;
 - (B) deficiencies related to structural performance or water penetration; and
 - (C) lack of fire separation between the garage and the residence and its attic space.

Specific limitation for interior walls,doors,ceilings,and floors.. The inspector is not required to:

- (1) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or
- (2) provide an exhaustive list of locations of water penetrations.

Exterior walls,doors,and windows. The inspector shall:

- (1) report evidence of water penetration; and
- (2) report as Deficient:
 - (A) the lack of functional emergency escape and rescue openings in all sleeping rooms;
 - (B) the lack of a solid wood door not less than 1-3/8 inches in thickness, a solid or honeycomb core steel door not less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage;
 - (C) missing or damaged screens;
 - (D) deficiencies related to structural performance or water penetration; and
 - (E) deficiencies in:
 - (i) claddings;
 - (ii) water resistant materials and coatings;
 - (iii) flashing details and terminations;
 - (iv) the condition and operation of exterior doors, garage doors, and hardware; and
 - (v) window operation and components.

F. Ceilings & Floors

Comments: One continuous crack was observed in the tile floor located in the foyer. There is a crack in the seam of the drywall in the Media Room ceiling.



Foyer Tile shows continuous crack



Foyer tile shows continuous crack



Crack in seam of drywall in Media Room ceiling

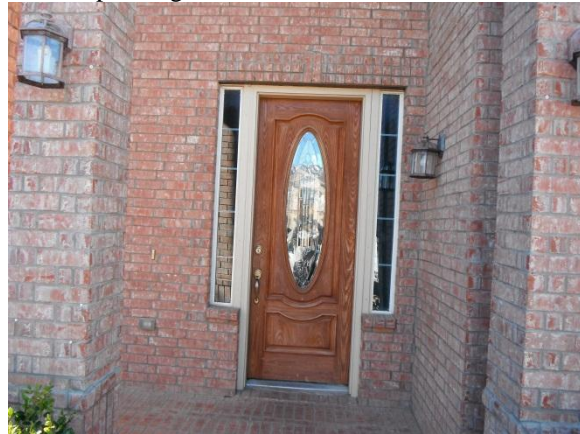
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G. Doors (Interior & Exterior)

Comments: media room door latch was not operating as intended.



Media Room Door



Front Door



Door leading to Garage



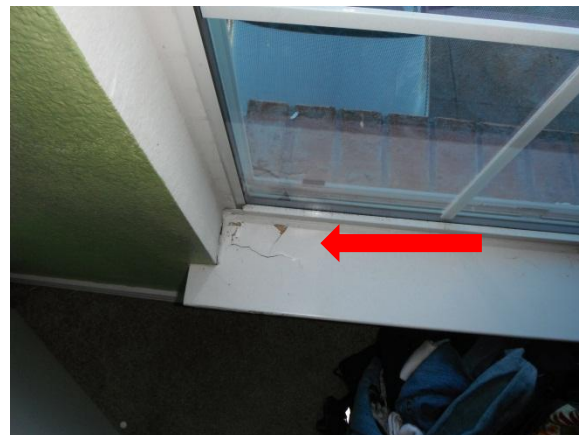
Back Door

H. Windows

Comments: There is evidence of water penetration at the window sills in various locations.



Media Room



Guest Bedroom

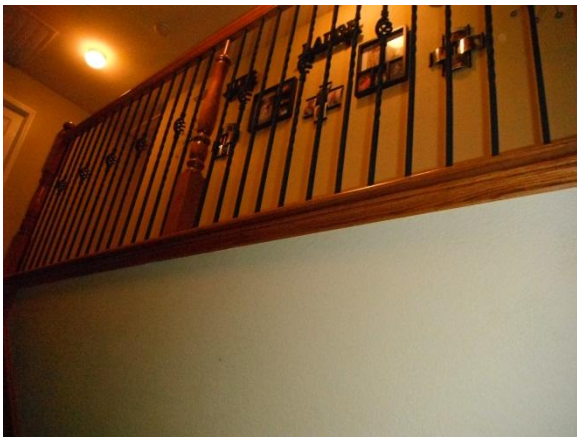
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I Stairways (Interior & Exterior)

Comments: There were no deficiencies at the time of the inspection



Rail height should be a minimum of 36" off landing.



Rails should measure between 34" and 38" inches off of stair tread.

J. Fireplace/Chimney

Comments: There were no deficiencies at the time of the inspection



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Fireplace and chimney. The inspector shall report as Deficient:

- (1) built-up creosote in visible areas of the firebox and flue;
- (2) the presence of combustible materials in near proximity to the firebox opening;
- (3) the absence of fireblocking at the attic penetration of the chimney flue, where accessible;
- (4) an inoperative circulating fan; and
- (5) deficiencies in the:
 - (A) damper;
 - (B) lintel, hearth, hearth extension, and firebox;
 - (C) gas log lighter valve and location;
 - (D) combustion air vents; and
 - (E) chimney structure, termination, coping, crown, caps, and spark arrestor.

Specific limitations for fireplace and chimney. The inspector is not required to:

- (1) verify the integrity of the flue;
- (2) perform a chimney smoke test; or
- (3) determine the adequacy of the draft.

K. Porches, Balconies, Decks, and Carports

Comments: There were no deficiencies at the time of the inspection



Porches, Balconies, Decks, and Carports. The inspector shall:

- (1) inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress; and
- (2) report as Deficient:
 - (A) on decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter;
 - (B) deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports; and
 - (C) deficiencies in, or absence of required, guardrails and handrails.

Specific limitation for porches, balconies, decks, and carports. The inspector is not required to:

- (1) exhaustively measure the porch, balcony, deck, or attached carport components; or
- (2) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: All components were found to be in satisfactory condition on the day the inspection



§535.229. Standards of Practice: Minimum Inspection Requirements for Electrical Systems

(a) Service entrance and panels. The inspector shall report as Deficient:

- (1) a drop, weatherhead, or mast that is not securely fastened to the structure;
- (2) the lack of a grounding electrode system;
- (3) the lack of a grounding electrode conductor;
- (4) the lack of a secure connection to the grounding electrode system;
- (5) deficiencies in the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances;
- (6) electrical cabinets, gutters, meter cans, and panel boards that:
 - (A) are not secured to the structure;
 - (B) are not appropriate for their location;
 - (C) have deficiencies in clearances and accessibility;
 - (D) are missing knockouts; or
 - (E) are not bonded and grounded;
- (7) cabinets, disconnects, cutout boxes, and panel boards that do not have dead fronts secured in place with proper fasteners;
- (8) conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes;
- (9) trip ties not installed on 240 volt circuits;
- (10) deficiencies in the type and condition of the wiring in the cutout boxes, cabinets, or gutters;
- (11) deficiencies in the compatibility of overcurrent devices and conductors;
- (12) deficiencies in the overcurrent device and circuit for labeled and listed 240 volt appliances;
- (13) a panel that is installed in a hazardous location, such as a clothes closet, a bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage;
- (14) the absence of appropriate connections, such as copper/aluminum-approved devices;
- (15) the absence of anti-oxidants on aluminum conductor terminations;
- (16) the lack of a main disconnecting means;
- (17) the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas; and
- (18) failure of operation of installed arc-fault circuit interrupter devices.

(b) Specific limitations for service entrance and panels. The inspector is not required to:

- (1) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (2) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (3) report the lack of arc-fault circuit interrupter protection when the circuits are in conduit;
- (4) conduct voltage drop calculations;
- (5) determine the accuracy of overcurrent device labeling;
- (6) remove covers where hazardous as judged by the inspector;
- (7) verify the effectiveness of overcurrent devices; or
- (8) operate overcurrent devices.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Wall switch in the Office not operating at time of inspection. Electrical outlet is loose in the Media Room which is a safety hazard.



GFCI located in the hall bathroom



GFCI located in the rear of the house



GFCI located in the kitchen



Wall switch located in the office not operating at the time of the inspection



Electrical outlet is loose in Media Room

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LIMITATIONS

Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage restricted access to some electrical components.

c) Branch circuits, connected devices, and fixtures. The inspector shall:

- (1) report the type of branch circuit conductors;
- (2) manually test the accessible smoke alarms by use of the manufacturer's approved test or by the use of canned smoke; and
- (3) report as Deficient:
 - (A) the lack of ground-fault circuit interrupter protection in all:
 - (i) bathroom receptacles;
 - (ii) garage receptacles;
 - (iii) outdoor receptacles;
 - (iv) crawl space receptacles;
 - (v) unfinished basement receptacles;
 - (vi) kitchen countertop receptacles; and
 - (vii) laundry, utility, and wet bar sink receptacles located within 6 feet of the outside edge of a laundry, utility, or wet bar sink; and
 - (B) the failure of operation of ground-fault circuit interrupter protection devices;
 - (C) receptacles that:
 - (i) are damaged;
 - (ii) are inoperative;
 - (iii) have incorrect polarity;
 - (iv) are not grounded, if applicable;
 - (v) display evidence of arcing or excessive heat;
 - (vi) are not securely mounted; or
 - (vii) have missing or damaged covers;
 - (D) switches that:
 - (i) are damaged;
 - (ii) are inoperative;
 - (iii) display evidence of arcing or excessive heat;
 - (iv) are not securely mounted; or
 - (v) have missing or damaged covers;
 - (E) deficiencies in or absences of conduit, where applicable;
 - (F) appliances and metal pipes that are not bonded or grounded;
 - (G) deficiencies in wiring, wiring terminations, junctions, junction boxes, devices, and fixtures, including improper location;
 - (H) the lack of equipment disconnects;
 - (I) the absence of appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible receptacles and switches;
 - (J) improper use of extension cords;
 - (K) deficiencies in smoke alarms that are not connected to a central alarm system; and
 - (L) the lack of smoke alarms:
 - (i) in each sleeping room;
 - (ii) outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and
 - (iii) on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

(d) Specific limitations for branch circuits, connected devices, and fixtures. The inspector is not required to:

- (1) inspect low voltage wiring;
- (2) disassemble mechanical appliances;
- (3) verify the effectiveness of smoke alarms;
- (4) verify interconnectivity of smoke alarms
- (5) activate smoke alarms that are being actively monitored or require the use of codes; or
- (6) verify that smoke alarms are suitable for the hearing-impaired.

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III. HEATING, VENTILATI AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments: All components were found to be in satisfactory condition at time of inspection



(1) The Inspector shall report:

- (A) the type of heating system(s); and
- (B) the energy source(s);

(2) The Inspector shall report as Deficient:

- (A) an inoperative unit;
- (B) deficiencies in the controls and operating components of the system;
- (C) the lack of protection from physical damage;
- (D) burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation;
- (E) inappropriate location;
- (F) inadequate access and clearances;
- (G) deficiencies in mounting and operation of window units; and
- (H) deficiencies in thermostats;

(3) in electric units, report as Deficient deficiencies in:

- (A) operation of heating elements; and
- (B) condition of conductors; and

(4) in gas units, report as Deficient:

- (A) gas leaks;
- (B) the presence of forced air in the burner compartment;
- (C) flame impingement, uplifting flame, improper flame color, or excessive scale buildup;
- (D) the lack of a gas shut-off valve; and
- (E) deficiencies in:
 - (i) conditioned, combustion, and dilution air;
 - (ii) gas shut-off valves and locations;
 - (iii) gas connector materials and connections; and
 - (iv) the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

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B. Cooling Equipment

Type of System: Central Forced Air System

Comments: All components were found to be in satisfactory condition on the day the inspection



(b) Cooling equipment other than evaporative coolers. The inspector shall:

- (1) report the type of system(s); and
- (2) report as Deficient:
 - (A) inoperative unit(s);
 - (B) inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector;
 - (C) inadequate access and clearances;
 - (D) noticeable vibration of the blower fan or condensing fan;
 - (E) deficiencies in the condensate drain and auxiliary/secondary pan and drain system;
 - (F) water in the auxiliary/secondary drain pan;
 - (G) a primary drain pipe that terminates in a sewer vent;
 - (H) missing or deficient refrigerant pipe insulation;
 - (I) dirty evaporator or condensing coils, where accessible;
 - (J) damaged casings on the coils;
 - (K) a condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces;
 - (L) deficiencies in mounting and operation of window or wall units; and
 - (M) deficiencies in thermostats.

(c) Evaporative coolers. The inspector shall:

- (1) report:
 - (A) type of system(s) (one- or two-speed);
 - (B) the type of water supply line; and
 - (C) winterized units that are drained and shut down; and
- (2) report as Deficient:
 - (A) inoperative units;
 - (B) inadequate access and clearances;
 - (C) corrosive and mineral build-up or rust damage/decay at the pump, louvered panels, water trays, exterior housing, or the roof frame;
 - (D) less than a one-inch air gap between the water discharge at the float and water level in the reservoir;
 - (E) corrosion, decay, or rust on the pulleys of the motor or blower;
 - (F) the lack of a damper; and
 - (G) deficiencies in the:
 - (i) function of the pump;
 - (ii) interior housing, the spider tubes, tube clips, bleeder system;
 - (iii) blower and bearings;
 - (iv) float bracket;
 - (v) fan belt;
 - (vi) evaporative pad(s);
 - (vii) installation and condition of the legs on the roof rails and fasteners to the roof structure and the unit;
 - (viii) roof jack; and
 - (ix) thermostats.

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C. Duct System, Chases, and Vents

Comments: All components were found to be in satisfactory condition on the day of the inspection.



Duct system, chases, and vents. The inspector shall report as Deficient:

- (1) damaged ducting or insulation, improper material, or improper routing of ducts;
- (2) the absence of air flow at accessible supply registers in the habitable areas of the structure;
- (3) improper or inadequate clearance from the earth; and
- (4) deficiencies in:
 - (A) duct fans;
 - (B) filters;
 - (C) grills or registers;
 - (D) the location of return air openings; and
 - (E) gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s).

Specific limitations for the heating equipment, cooling equipment, duct system, chases, and vents. The inspector is not required to:

- (1) program digital thermostats or controls;
- (2) inspect:
 - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
 - (B) winterized evaporative coolers; or
 - (C) humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- (3) operate:
 - (A) setback features on thermostats or controls;
 - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
 - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
 - (D) heat pumps when temperatures may damage equipment;
- (4) verify:
 - (A) compatibility of components;
 - (B) the accuracy of thermostats; or
 - (C) the integrity of the heat exchanger; or
- (5) determine:
 - (A) sizing, efficiency, or adequacy of the system;
 - (B) uniformity of the supply of conditioned air to the various parts of the structure; or
 - (C) types of materials contained in insulation.

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: east side of the house at the curb

Location of main water supply valve: east side of the house at the curb

Static water pressure reading: 60 psi

Comments: All components were found to be in satisfactory condition on the day of the inspection.



LIMITATIONS

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

§535.231. Standards of Practice: Minimum Inspection Requirements for Plumbing Systems

(a) Plumbing systems. The inspector shall:

(1) report:

- (A) static water pressure;
- (B) location of water meter; and
- (C) location of main water supply valve; and

(2) report as Deficient:

- (A) the presence of active leaks;
- (B) the lack of fixture shut-off valves;
- (C) the lack of dielectric unions, when applicable;
- (D) the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures;
- (E) water pressure below 40 psi or above 80 psi static;
- (F) the lack of a pressure reducing valve when the water pressure exceeds 80 PSI;
- (G) the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and
- (H) deficiencies in:
 - (i) water supply pipes and waste pipes;
 - (ii) the installation and termination of the vent system;
 - (iii) the operation of fixtures and faucets not connected to an appliance;
 - (iv) water supply, as determined by viewing functional flow in two fixtures operated simultaneously;
 - (v) functional drainage at fixtures;
 - (vi) orientation of hot and cold faucets;
 - (vii) installed mechanical drain stops;
 - (viii) installation, condition, and operation of commodes;
 - (ix) fixtures, showers, tubs, and enclosures; and
 - (x) the condition of the gas distribution system.

(b) Specific limitations for plumbing systems. The inspector is not required to:

- (1) operate any main, branch, or shut-off valves;
- (2) operate or inspect sump pumps or waste ejector pumps;
- (3) inspect:
 - (A) any system that has been winterized, shut down or otherwise secured;
 - (B) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
 - (C) the inaccessible gas supply system for leaks;

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- (D) for sewer clean-outs; or
- (E) for the presence or operation of private sewage disposal systems;
- (4) determine:
 - (A) quality, potability, or volume of the water supply; or
 - (B) effectiveness of backflow or anti-siphon devices; or
 - (5) verify the functionality of clothes washing drains or floor drains.

B. Drains, Wastes, and Vents

Comments: slow drain in the second level bathroom



C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gal.

Comments: All components were found to be in satisfactory condition on the day of the inspection however, there is not adequate space to service the hot water heaters and this is a safety issue.



(c) Water heaters. The inspector shall:

- (1) report the energy source;
- (2) report the capacity of the unit(s);
- (3) report as Deficient:
 - (A) inoperative unit(s);
 - (B) leaking or corroded fittings or tank(s);
 - (C) broken or missing parts or controls;
 - (D) the lack of a cold water shut-off valve;
 - (E) if applicable, the lack of a pan and drain system and the improper termination of the pan drain line;
 - (F) an unsafe location;
 - (G) burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation;

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- (H) inappropriate location;
- (I) inadequate access and clearances;
- (J) the lack of protection from physical damage;
- (K) a temperature and pressure relief valve that:
 - (i) does not operate manually;
 - (ii) leaks;
 - (iii) is damaged;
 - (iv) cannot be tested due to obstructions;
 - (v) is corroded; or
 - (vi) is improperly located; and
- (L) temperature and pressure relief valve discharge piping that:
 - (i) lacks gravity drainage;
 - (ii) is improperly sized;
 - (iii) has inadequate material; or
 - (iv) lacks proper termination;
- (4) in electric units, report as Deficient deficiencies in:
 - (A) operation of heating elements; and (B) condition of conductors; and
- (5) in gas units, report as Deficient:
 - (A) gas leaks;
 - (B) lack of burner shield(s);
 - (C) flame impingement, uplifting flame, improper flame color, or excessive scale build-up;
 - (D) the lack of a gas shut-off valve; and
 - (E) deficiencies in:
 - (i) combustion and dilution air;
 - (ii) gas shut-off valve(s) and location(s);
 - (iii) gas connector materials and connections; and
 - (iv) vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.
- (d) Specific limitations for water heaters.** The inspector is not required to:
 - (1) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
 - (2) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
 - (3) determine the efficiency or adequacy of the unit.

D. Hydro-Massage Therapy Equipment

Comments: All components were found to be in satisfactory condition on the day of the inspection.



Hydro-massage therapy equipment. The inspector shall report as Deficient:

- (1) inoperative unit(s) and controls;
- (2) the presence of active leaks;
- (3) inaccessible pump(s) or motor(s);
- (4) the lack or failure of required ground-fault circuit interrupter protection; and
- (5) deficiencies in the ports, valves, grates, and covers.

Specific limitation for hydro-massage therapy equipment. The inspector is not required to determine the adequacy of self-draining features of circulation systems.

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V. APPLIANCES

A Dishwasher

Comments: The dishwasher was operating as intended at the time of inspection



535.232. Standards of Practice: Minimum Inspection Requirements for Appliances

(a) Dishwasher. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) rust on the interior of the cabinet or components;
- (3) failure to drain properly;
- (4) the presence of active water leaks; and
- (5) deficiencies in the:
 - (A) door gasket;
 - (B) control and control panels;
 - (C) dish racks;
 - (D) rollers;
 - (E) spray arms;
 - (F) operation of the soap dispenser;
 - (G) door springs;
 - (H) dryer element;
 - (I) door latch and door disconnect;
 - (J) rinse cap;
 - (K) secure mounting of the unit; and
 - (L) backflow prevention.

B. Food Waste Disposer

Comments: All components were found to be in satisfactory condition on the day of the Inspection.



(b) Food waste disposer. The inspector shall report as Deficient:

- (1) inoperative unit(s);

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- (2) unusual sounds or vibration level;
- (3) the presence of active water leaks; and
- (4) deficiencies in the:
 - (A) splash guard;
 - (B) grinding components;
 - (C) exterior casing; and
 - (D) secure mounting of the unit

C. Range Exhaust Vent

Comments: All components were found to be in satisfactory condition on the day of the inspection.



c) Range exhaust vent. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration;
- (3) inadequate vent pipe material;
- (4) unusual sounds or vibration levels from the blower fan(s);
- (5) blower(s) that do not operate at all speeds; and
- (6) deficiencies in the:
 - (A) filter;
 - (B) vent pipe;
 - (C) light and lens;
 - (D) secure mounting of the unit; and
 - (E) switches

D. Ranges, Cooktops, and Ovens

Comments: All components were found to be in satisfactory condition on the day of the inspection.



Range, Cooktops and Ovens: The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) the lack of a gas shut-off valve;

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- (3) gas leaks; and
- (4) deficiencies in the:
 - (A) controls and control panels;
 - (B) thermostat(s) sensor support;
 - (C) glass panels;
 - (D) door gasket(s), hinges, springs, closure, and handles;
 - (E) door latch;
 - (F) heating elements or burners;
 - (G) thermostat accuracy (within 25 degrees at a setting of 350 °F);
 - (H) drip pans;
 - (I) lights and lenses;
 - (J) clearance to combustible material;
 - (K) anti-tip device;
 - (L) gas shut-off valve(s) and location(s);
 - (M) gas connector materials and connections; and
 - (N) secure mounting of the unit

E. Microwave Oven

Comments: All components were found to be in satisfactory condition on the day of the inspection. I would suggest that the microwave filter be cleaned.



Microwave Filter is Dirty

e) Microwave oven. The inspector shall:

- (1) inspect built-in units; and
- (2) report as Deficient:
 - (A) inoperative unit(s); and
 - (B) deficiencies in the:
 - (i) controls and control panels;
 - (ii) handles;
 - (iii) the turn table;
 - (iv) interior surfaces;
 - (v) door and door seal;
 - (vi) glass panels;
 - (vii) lights and lenses;(viii) secure mounting of the unit; and(ix) operation, as determined by heating a contain

F. Trash Compactor

Comments: Trash compactor was not present.

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G. Mechanical Exhaust Vents and Bathroom Heaters

Comments: All components were found to be in satisfactory condition on the day of the inspection.



g) Mechanical exhaust vents and bathroom heaters. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) unusual sounds, speed, and vibration levels;
- (3) vent pipes that do not terminate outside the structure;
- (4) a gas heater that is not vented to the exterior of the structure; and
- (5) the lack of an exhaust ventilator in required areas.

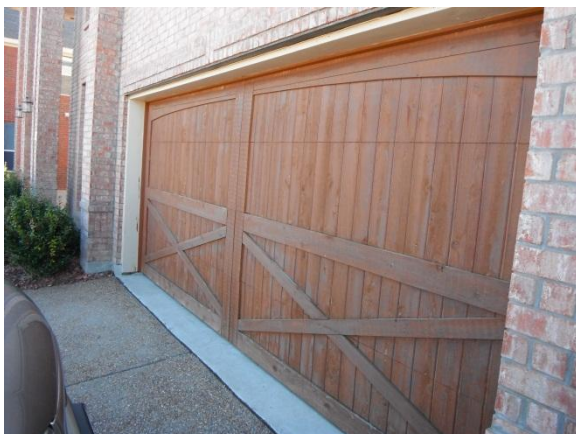
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H. Garage Door Operator(s)

Comments: All components were found to be in satisfactory condition on the day of the inspection

Garage door operators. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) door locks or side ropes that have not been removed or disabled; and
- (3) deficiencies in:
 - (A) installation;
 - (B) condition and operation



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I. Doorbell and Chimes

Comments: All components were found to be in satisfactory condition on the day of the inspection.

Doorbell and chimes. The inspector shall report as Deficient:

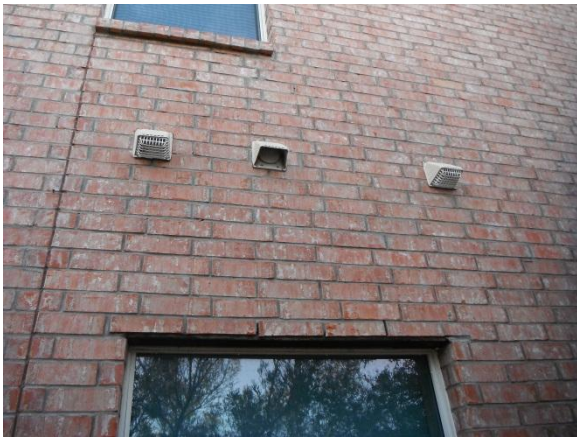
- (1) inoperable unit(s); and
- (2) deficiencies in components.



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J. Dryer Vents

Comments: All components were found to be in satisfactory condition on the day of the inspection



j) Dryer vents. The inspector shall report as Deficient:

- (1) improper routing and length of vent pipe;
- (2) inadequate vent pipe material;
- (3) improper termination;
- (4) the lack of a dryer vent system when provisions are present for a dryer; and
- (5) damaged or missing exterior cover.

(k) Specific limitations for appliances. The inspector is not required to:

- (1) operate or determine the condition of other auxiliary components of inspected items;
- (2) test for microwave oven radiation leaks;
- (3) inspect self-cleaning functions;
- (4) test trash compactor ram pressure; or
- (5) determine the adequacy of venting systems.

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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

535.233. Standards of Practice: Minimum Inspection Requirements for Optional Systems. If an inspector agrees to inspect a component described in this section, §535.227 of this title relating to Standards of Practice: General Provisions and the applicable provisions below apply.

(1) Lawn and garden sprinkler systems. The inspector shall:

(A) manually operate all zones or stations on the system; and

(B) report as Deficient:

(i) surface water leaks;

(ii) the absence or improper installation of anti-siphon devices and backflow preventers;

(iii) the absence of shut-off valves;

(iv) deficiencies in water flow or pressure at the zone heads;

(v) the lack of a rain or freeze sensor;

(vi) deficiencies in the condition of the control box; and

(vii) deficiencies in the operation of each zone, associated valves, and spray head patterns.

(2) Specific limitations for lawn and garden sprinkler systems. The inspector is not required to inspect:

(A) for effective coverage of the sprinkler system;

(B) the automatic function of the timer or control box;

(C) the effectiveness of the rain or freeze sensor; or

(D) sizing and effectiveness of anti-siphon devices or backflow preventers

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

Type of Construction:

Comments:

C. Outbuildings Comments:

D. Outdoor Cooking Equipment

Energy Source:

Comments:

E. Gas Supply Systems

Comments: All components were found to be in satisfactory condition on the day of the inspection



F. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments

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G. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:

H. Whole-House Vacuum Systems
Comments:

I. Other Built-in Appliances
Comments:

DEFICIENCY SUMMARY

Exterior Walls:

Multiple locations show evidence of cracks in the exterior trim needing repair to prevent unwanted moisture intrusion.

(In need of repair)

Moss is growing on the north side of the house due to overgrown foliage. *(Minor concern)*

Grading and Drainage:

No gutters where present at the time of the inspection. I would recommend gutters for proper drainage. *(Major concern)*

concern)

Interior Walls:

The media room has two (2) vertical cracks in the corner of drywall seams. *(Major concern)*

Ceiling:

There is a crack in the seam of the drywall in the Media Room ceiling. *(In need of repair)*

Doors:

The media room door latch was not operating as intended. *(In need of repair)*

Windows:

There is evidence of water penetration at the window sills in various locations. *(In need of repair)*

Electrical:

There is not adequate space to service the electrical panel. *(Safety issue)*

Electrical outlet is loose in the Media Room. *(Safety issue)*

Drain, Wastes and Vents:

Slow drain in the second level bathroom. *(In need of repair)*

Plumbing:

There is not adequate space to service the hot water heaters. *(Safety issue)*

Appliances:

The microwave oven filter is dirty. *(In need of maintenance)*

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ADDENDUM

1. **INSPECTION: THE TERM INSPECTION, AS USED IN THIS AGREEMENT, SHALL MEAN A LIMITED AND PRIMARILY VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE PROPERTY. THE STANDARDS OF CONDUCT OF THE INSPECTION ARE GOVERNED BY "STANDARDS OF PRACTICE-AS SET FORTH BY THE TEXAS REAL ESTATE COMMISSION (TREC)", WHOSE TERMS ARE INCORPORATED HEREIN BY REFERENCE. A COPY OF THE STANDARDS OF PRACTICE WILL BE MADE AVAILABLE UPON REQUEST. CLIENT UNDERSTANDS AND AGREES THAT THE INSPECTION IS B&B QUALITY HOME INSPECTIONS GOOD FAITH OPINION OF THE CONDITION OF THE MAJOR SYSTEMS OF THE PROPERTY AT THE TIME OF THE INSPECTION AND IS NOT A CODE INSPECTION OR ENGINEERING EVALUATION. THE TERM "INSPECTION" DOES NOT INCLUDE ALL ITEMS AND SPECIFIC ITEMS WHICH ARE NOT PART OF THE INSPECTION INCLUDE, BUT ARE NOT LIMITED TO: LEAD PAINT, ASBESTOS, RADON, TOXIC OR FLAMMABLE MATERIALS, REFRIGERATORS, FREEZERS, REMOTE OVERHEAD DOOR TRANSMITTERS/RECEIVERS, FLOOR COVERINGS, WALL COVERINGS, FREESTANDING KITCHEN APPLIANCES, LAUNDRY APPLIANCES, WATER CONDITIONERS, SWIMMING POOLS, SPAS, TENNIS COURTS, PLAYGROUND EQUIPMENT, OR OTHER RECREATION OR LEISURE APPLIANCES, AND SELF CLEANING OR CONTINUOUS-CLEANING CAPABILITIES OF OVENS. ALSO EXCLUDED IS AN INSPECTION FOR ANY WOOD DESTROYING ORGANISMS OR INSECTS AND NON-WOOD INFESTING INSECTS, SUCH AS FLEAS, COCKROACHES, BEES, MITES, TICKS, FLIES, ETC. A SEPARATE WOOD INFESTATION INSPECTION REPORT, RADON SAMPLING OR WATER SAMPLING OR OTHER INSPECTIONS MAY BE PERFORMED IF CONTRACTED FOR.**

2. **WRITTEN INSPECTION REPORT: A WRITTEN REPORT OF THE INSPECTION SHALL BE FURNISHED TO THE CLIENT BY B&B QUALITY HOME INSPECTIONS WITHIN A REASONABLE TIME AFTER COMPLETION OF THE INSPECTION (24 HOURS), AND CLIENT ACKNOWLEDGES THAT SUCH A REPORT IS IN NO WAY A WRITTEN WARRANTY OR GUARANTEE OF THE CONDITION OF THE PROPERTY, BUT ONLY A SUMMATION OF OBSERVATIONS MADE BY THE INSPECTOR, BASED ON THE AGE OF THE COMPONENTS AND NORMAL WEAR AND TEAR. ANY CONDITIONS REQUIRING REPAIR, REPLACEMENT, OR SERVICING SHOULD BE EVALUATED BY PROFESSIONALS IN APPROPRIATE TRADES BEFORE CLOSING.**

3. **DISCLAIMER OF WARRANTY: IT IS UNDERSTOOD AND AGREED BY THE PARTIES THAT B&B QUALITY HOME INSPECTIONS IS NOT AN INSURER AND DOES NOT INSURE AGAINST DEFECTS IN THE PROPERTY INSPECTED. B&B QUALITY HOME INSPECTIONS MAKES NO GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, INCLUDING WARRANTY OF MERCHANT ABILITY OR FITNESS OF USE AS TO THE CONDITION OF THE PROPERTY INSPECTED.**

4. **LIQUIDATED DAMAGES: IT IS UNDERSTOOD AND AGREED BY THE PARTIES THAT IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES, IF ANY, WHICH MAY PROXIMATELY RESULT FROM THE FAILURE ON THE PART OF B&B QUALITY HOME INSPECTIONS TO PERFORM ANY OF ITS OBLIGATIONS THEREUNDER. THE CLIENT DOES NOT DESIRE THIS CONTRACT TO PROVIDE FOR FULL LIABILITY OF B&B QUALITY HOME INSPECTIONS AND AGREES THAT B&B QUALITY HOME INSPECTIONS SHALL BE EXEMPT FROM LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY FROM ANY DEFECTS IN THE PROPERTY INSPECTED OR FOR THE SERVICES PERFORMED THEREUNDER, BUT THAT IF B&B QUALITY HOME INSPECTIONS SHOULD BE FOUND LIABLE FOR ANY SUCH LOSS, DAMAGE OR INJURY, B&B QUALITY HOME INSPECTIONS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO THE AMOUNT OF THE FEE PAID FOR THE INSPECTION, AS STATED ABOVE, AS THE AGREED UPON LIQUIDATED DAMAGES AND NOT AS A PENALTY. SUCH DAMAGES SHALL BE CLIENT'S EXCLUSIVE REMEDY IN THE EVENT OF AN ALLEGED BREACH OF THE AGREEMENT BY B&B QUALITY HOME INSPECTIONS, ITS AGENTS OR EMPLOYEES.**

5. **STATUE OF LIMITATIONS: NO SUIT OR ACTION SHALL BE BROUGHT AGAINST B&B QUALITY HOME INSPECTIONS BY CLIENT FOR A BREACH OF THIS AGREEMENT AT ANY TIME BEYOND ONE (2) YEARS AFTER THE ACCRUAL OF THE CAUSE OF ACTION THEREOF.**

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6. **INDEMNITY: IN THE EVENT ANY PERSON, NOT A PARTY TO THIS AGREEMENT, SHALL MAKE ANY CLAIM OR FILE ANY LAWSUIT AGAINST B&B QUALITY HOME INSPECTIONS FOR FAILURE OF ITS SERVICES THEREUNDER IN ANY RESPECT. CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD B&B QUALITY HOME INSPECTIONS HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEY FEES.**
7. **ENTIRE AGREEMENT: THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND B&B QUALITY HOME INSPECTIONS. ANY AMENDMENT OR MODIFICATIONS OF THIS AGREEMENT SHALL BE IN WRITING AND SHALL BE SIGNED BY ALL OF THE PARTIES HERETO, OR THEIR SUCCESSORS IN INTEREST. ANY ADDITIONAL INSPECTIONS ARE TO BE PERFORMED SUBJECT TO THE TERMS AND CONDITIONS OF THIS AGREEMENT, EXCEPT FOR FEES CHARGED FOR SUCH ADDITIONAL INSPECTIONS.**
8. **LITIGATION: SHOULD A PARTY TO THIS AGREEMENT MAKE ANY CLAIM OR FILE ANY LAWSUIT AGAINST B&B QUALITY HOME INSPECTIONS, SUCH PARTY SHALL PAY ALL DAMAGES, EXPENSES, COSTS AND ATTORNEY FEES OF B&B QUALITY HOME INSPECTIONS, IF THE COMPLAINING PARTY DOES NOT WIN.**
9. **ARBITRATION: THE PARTIES AGREE TO ARBITRATE ANY CLAIM WHICH MAY ARISE OUT OF THE PERFORMANCE OF THIS AGREEMENT IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. A WRITTEN DEMAND FOR ARBITRATION SHALL BE FILED WITH THE AMERICAN ARBITRATION ASSOCIATION AND THE OTHER PARTY. ANY SUCH CLAIM SHALL BE WAIVED UNLESS THE DEMAND FOR ARBITRATION SHALL BE MADE WITHIN TWO (2) YEARS FROM THE INSPECTION DATE.**
10. **RIGHT OF RE-INSPECTION: IF A COMPONENT OF THE PROPERTY, APPLIANCE, OR PIECE OF MECHANICAL EQUIPMENT INSPECTED AND REPORTED BY B&B QUALITY HOME INSPECTIONS IS DISCOVERED AS REQUIRING REPAIR OR REPLACEMENT WHICH DIFFER FROM THAT STATED IN B&B QUALITY HOME INSPECTIONS REPORT, THE CLIENT WILL INFORM STATELY AND ALLOW B&B QUALITY HOME INSPECTIONS TO RE-INSPECT THE ITEM BEFORE THE CLIENT REPAIRS OR REPLACES THE ITEM. IF THE CLIENT DOES REPAIR OR REPLACE THE ITEM BEFORE STATELY HAS THE OPPORTUNITY TO RE-INSPECT IT, CLIENT WAIVES ANY AND ALL ACTIONS AGAINST B&B QUALITY HOME INSPECTIONS FOR FAILURE TO ADEQUATELY INSPECT SUCH ITEM. EXECUTED AS OF THE DATE SIGNED BELOW, CLIENT'S SIGNATURE(S) BELOW ACKNOWLEDGES THAT CLIENT HAS READ THE FOREGOING AGREEMENT AND UNDERSTANDS ITS TERMS AND CONDITIONS. IF CLIENT AUTHORIZES ANOTHER INDIVIDUAL TO REPRESENT HIS INTEREST IN THE SERVICES BEING REQUESTED OF B&B QUALITY HOME INSPECTIONS , CLIENT AGREES TO BE BOUND BY ALL THE TERMS OF THIS AGREEMENT AS SIGNIFIED BY THE SIGNATURE OF HIS REPRESENTATIVE.**

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