

CAHILL INSPECTION SERVICES, Inc.
 P.O. Box 250282, Plano, TX 75025, (972) 491-9919
PROPERTY INSPECTION REPORT

Exclusively

Prepared For: John Sample
(Name of Client)

Concerning: 581 Sample Lane, Plano
(Address or Other Identification of Inspected Property)

By: John Cahill, TREC 855 Tuesday, April 09, 2002
(Name and License Number of Inspector) (Date)

Not applicable
(Name, License Number and Signature of Sponsoring Inspector, if required)

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 that the inspector provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activity 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 reader of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this property.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
 KEY TO OBSERVATION CODES**

I	NI	NP	R	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inspected: Item was inspected and significant repair needs or imminent unsafe conditions were not observed by the inspector during the limited time spent at the home. Unless specified, the following is undetermined or incomplete: compliance to code; insurability of item; remaining life expectancy; that the property is free of unsafe conditions. Comprehensive inspections can further reduce risk.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not Inspected: If present, the item was present but not inspected.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Present: The item was not present or discovered by the inspector.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inspected / Repair: The item does not appear to adequately function or perform and/or needs repair and/or is an improvement to the property and/or may be unsafe. The Texas Real Estate (TREC) does not differential between the terms "repair" and "improvement" and classifies most reporting items as repair needs. Some items identified as "repairs" by TREC may actually be considered improvements if researched through local regulatory authorities. All further evaluations, repairs and or improvements should be made by a qualified specialist/contractor, licensed and bonded where applicable and prior to closing. At the time repairs are made the <u>entire system</u> should be evaluated by the qualified service person and at the conclusion of the repair, confirm that all aspects of the item and related components are functioning properly and are safe. Some repair and unsafe condition priorities are subjective and you, with the advice of the qualified repairperson, will need to determine what items should be corrected first. Where applicable, we recommend you obtain receipts and warranties for all work performed.
Important Additional Comments				It is beyond the scope of the inspection for the inspector to make comments regarding: improvement options, maintenance recommendations; prioritizing discoveries, the safety of the property, the cost of repair potential; life span statements; predicting future performance. There are times however where an inspector may make a comment relative to the aforementioned items solely as an added benefit. Please keep in mind that any additional comments are partial in content, subject to validation by you via a specialist and do not apply or extend to all areas of the inspection. Future operating expenses and lifespan studies are available from specialists and they are commonly referred to as "reserve studies". Other comprehensive specialized inspections are available for additional fees from specialists.

The Texas Real Estate Commission (TREC) limits inspector and inspection company statements on this page. TREC requires extra comments to be placed at the end of the report. Very important additional inspector comments are found at the end of this report. Read them in their entirety before relying on the inspection or purchasing the 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 the 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. This report may be electronically distributed by CIS and changes, deletions or amendments to the report of any type are strictly prohibited. It is recommended you ask the seller to update the seller's disclosure document to reflect the most current condition of the home at the time of closing. It is recommended you obtain receipts and warranties for repairs resulting from this inspection. Reinspection of repair cost \$250.00 for the first hour and \$125.00 for any portion of an hour thereafter.

This inspection does not inspect for the presence or conditions conducive to mold and microbiologicals. If the inspector sees a suspect condition (mold) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all mold conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete.

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

I	NI	NP	R	Inspection Item
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GENERAL CONDITIONS	
For orientation purposes, the building faces:	South
The building inspected was:	Furnished, some visibility limitations exist. Stored items in closets obstructed visibility. The garage had stored items that obstructed visibility.
Persons present during part of or all of inspection:	Buyer throughout inspection; Occupant during part of the inspection;
Approximate outdoor temperature at start of inspection:	About 60 to 70 degrees Fahrenheit.
Precipitation during the inspection:	Clear; None Recent heavy rain;
Wind during inspection:	Generally calm to breezy.

I. STRUCTURAL SYSTEMS

I NI NP R

A. Foundations (If all crawl space areas are not inspected. Provide an explanation.)

It is our understanding that widely accepted formal standards for the determination of post construction foundation performance are unavailable. The large number of variables, that can affect such determinations, may impede the development of such standards. Structural opinions represent a summary of visible and accessible conditions seen at the time of inspection. The opinions given on the performance of this foundation are subjective and based on the knowledge and experience of the inspector and such may vary from the opinion of other inspectors. The inspector's comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies that you can obtain from engineering firms. The future performance of the foundation is not warranted. Additional comments and disclaimers are at the end of this report and they are important to read.

Foundation type: Concrete slab;

Comments (An opinion on performance is mandatory): Evidence of unusual movement was not observed during the inspection. On the basis of today's observations, it is the inspector's opinion that the foundations performance is satisfactory and repairs are not necessary.

It usually is not possible within the time frame of a single observation to determine the future stability of a foundation. Foundation movements are common in North Texas, therefore, as time passes some movements may occur. These movements could be indicated by small cracks or sticking doors. If however, you notice large cracks or unusual movements you should consult with a structural engineer or foundation expert as soon as possible. To reduce the risk of future movement a consistent watering maintenance / foliage control program should be maintained. It is important to maintain good drainage around the home while keeping the soils consistently moist. Rainy seasons and droughts are particularly risky periods. Failure to maintain expansive soils at a consistent moisture level can result in foundation movements.

I NI NP R

B. Grading & Drainage

Soil condition around home at time of inspection:	Soil damp;
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Comments: Unless specified, drainage comments pertain to conditions seen at the time of inspection. Conclusive determinations often require observation over a period of time or topographical surveys. Refer to the seller's disclosure for possible information regarding past drainage conditions. Comprehensive inspections are available from engineers or drainage specialists.

Grading Drainage: Inspected

- Obvious or ongoing drainage problems were not observed around the perimeter of the home during the inspection. Monitor site drainage condition over time, especially during rainy weather, and have correction or improvements made on an if needed basis. Poor drainage can cause foundation movement, water penetration or attract termites. Avoid landscaping which promotes slow water drainage.
- Per seller's disclosure, the home is in a flood plane. Evidence of flooding from the creek was not evident after the recent rains. Please consider optional flood insurance if it is available.

I NI NP R

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Primary roof covering:	Composition shingle;
The roof surface was observed in the following manner:	From ground level only;

Comments: Unless stated: remaining life expectancy or insurability is not determined by the inspection. In most cases we cannot tell if the roof will leak unless it is raining during the inspection. All roofs in North Texas are hit by a variety of hail from time to time. The inspection does not inspect for hail damage. You should make sure your roof meets insurance underwriting guidelines regarding insurability and hail damage before closing. Storm damage can result between inspection and closing. Please refer to the seller's disclosure for information about the age and performance history (leaks) of the roof. Underground gutter condition and gutter capacity is not determined.

Roof Covering: Inspected

- Per seller's disclosure, the roof was installed in 2001. I did not see evidence of leakage or obvious repair needs.
- The brick at the east and western side of the front door is not counter-flashed (the area I showed you. Although not ideal evidence of poor performance was seen and repair priorities are reduced. Monitor this condition over time and make corrective action or repair if needed.

I NI NP R

D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Comments: Framing is observed in a cursory manner for evidence of existing performance failure that appears to need repair at the time of inspection. Unless stated, the inspection does not determine proper or improper spans, supports, fasteners and load placements and any reference to such is considered partial. Be advised that framing inconsistencies are commonplace and vary from different periods of construction. A specialized framing inspection is available from specialists such as an engineer. Ventilation calculations are not part of the inspection.

Attic viewed from:	Decked areas;
Prevalent roof sheathing seen in areas accessed:	Sheathing;
Attic ventilation:	Electric fans not seen operating;
Predominant attic framing observed consisted of:	Conventional framing;
Attic insulation present in areas observed?	Yes;
Primary type of insulation seen in attic:	Blown;
Primary type of insulation material:	Rockwool;
Approximate depth of horizontal insulation seen from an overall perspective.	6 to 8 inches;

Comments:

Attic Structure: Inspected

Attic Insulation: Inspected

Attic Ventilation: Repair or Improvement

- Per seller's disclosure, two of the three electric attic fans have not been connected to a power supply.

Attic Stairs: Inspected

- The pull down stairs have been repaired and modified. The future performance of the modifications is unknown and the stairs may be unsafe. Use with discretion or replace. This was seen at a replaced lower step.

I NI NP R

E. Walls (Interior & Exterior)

Predominant exterior siding material(s):	Brick veneer; Wood like siding materials;
Exterior visibility:	Obstructed in many locations by dense foliage;

Comments:

Interior Walls: Inspected

Exterior Walls: Inspected

- Brick at the north master exterior slightly overhangs the brick ledge. A brick was used to somewhat support this during the construction phase. Adverse issues were not seen however the space behind the temporary support brick could hide a termite tunnel. Remove the brick as if desired.
- Soil and mulch is close to but not touching the siding and brick. Ideally the soil should be several inches below the siding materials. Do not create a poor drainage condition if this is corrected.
- Minor wood rot (about 4 square inches) was seen at the bottom of the wood siding at the north exterior of the dining room. I suspect the sprinkler system as a source of moisture.

Exterior Walls: Repair or Improvement

- The outbuilding walls touch the soil and are rotting. This is also conducive to termites. The interior sill plate (bottom 2x4) of the shed does not appear to be pressure treated. This too is conducive to decay and termites.

Stairs: Inspected

- The window near the bottom of the stairs would not meet modern safety glass standards. An optional handrail across the window might make it safer to children running down the stairs.

I NI NP R

F. Ceilings & Floors

Comments:

Ceilings: Inspected

- Past repair seen on the ceiling of the kitchen pantry. Cause of repair unknown. Need for more repair is not evident. Refer to the seller's disclosure for possible information regarding this item.

Floors: Inspected

I NI NP R

G. Doors (Interior & Exterior)

Comments: Although partial comments about locks and security may be made this inspection does not determine intrusion or security risk issues. Many Police departments and private security companies offer optional inspections.

Interior Doors: Inspected

Exterior Doors: Inspected

Garage Door(s): Repair or Improvement

- The garage door has one cracked pane of glass. The door was otherwise operable.

I NI NP R

H. Windows

Comments: Although partial comments about locks or security may be made, this inspection does not determine intrusion or security risk issues. Many Police departments and private security companies offer optional inspections. This inspection departs from comparing the home to modern tempered or safety glass standards any reference to such is partial.

Windows: Repair or Improvement

- Caulk east master bedroom window perimeter.

- Suspected failed seal(s) were seen on double pane (multi-pane) windows. Some seal failures may not have been discovered due to soiled window conditions, discreet or subtle failures, lighting or window treatments. In addition to the windows listed, all windows in the home should be inspected by an experienced window installer and repaired as needed. Windows with suspected seal failures were seen:
 - 1 in the dormer over the dining room (as seen from front yard or attic)
 - 1 subtle failure in the lower left pane in the west bedroom.
- Glass panes in the home and bathroom areas may not meet modern standards for the presence of safety glass. This may be typical construction for this period of home. The Texas Real Estate Commission requires inspectors to comment about the absence of safety glass however this report does not identify every circumstance. Improvement options vary and the need for such is matter of personal opinion. If you desire, a glass specialist can inspect the entire home to new standards in order to determine improvement options. Some of the glass panes that might not meet modern standards were seen at the stairwell, the master shower, windows on outside walls that are larger than 9 square feet and less than 18 inches from the ground.
- Window(s) will not stay open. The spring is damaged or disconnected. This was seen at the left window in the dinette and the window on the north wall of the west family room (west of the fireplace).

I NI NP R

I. Fireplace / Chimney

Comments: Unless specified the flue drafting capability and condition in inaccessible areas is undetermined. The inspection does not determine code compliance of the fireplace system.

Chimney: Inspected

Crown: Inspected

Damper: Inspected

Firebox: Repair

- All three fireplaces have wood trim around the fireplace opening that would not meet modern clearance recommendations. Ideally a firebox opening with more than 6 square feet of opening should have 12 inches of clearance from the firebox opening to the wood. Repair options are limited. Evidence of past over heating was not seen.

Flue: Inspected

Fireplace Gas: Not Present

I NI NP R

J. Porches, Decks and Carports (Attached)

Comments:

Porch: Inspected

II. ELECTRICAL SYSTEMS

I NI NP R

A. Service Entrance & Panels

Service entrance:	Under ground;
Primary branch conductor seen in main panel:	Copper;
Main panel location:	Garage;
Sub panel locations were discovered at:	Garage; Attic near east furnace; behind shrubs near pool light switch.
Wire or conductor type:	- The home branch wiring system appears to consist of non-metallic sheathing (Romex like).

Comments: Unless specified the following is not done: calculating service entry, conductor and panel capacity; determining voltage levels.

Service Entry: Inspected

Service Entry Ground: Repair

- The grounding rod appears to be about 3/8 of an inch in diameter and feels loose. I typically see a more substantial rod installed. I recommend an electrician inspect this and repair as needed. When the subsequent electrical inspection or repair is done the ground impedance can be checked to assure it is acceptable.

Service Panel: Repair or Improvement

- There are open knockouts or holes in the panel box cover. Proper covers should be installed in order to protect the area from being accidentally touched. This was seen at the sub panel in the eastern attic (near the furnace).

I NI NP R

B. Branch Circuits – Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments: Outlets and switches are randomly checked, circuits are not traced and capacity is not determined. The presence of smoke detection devices is inspected however each individual unit is not tested. Compliance with current regulatory requirements is not determined regarding electrical and fire safety issues. Comment regarding the aforementioned is partial in context. Utility room electrical provisions are not inspected if appliances are connected to them; refer to the seller's disclosure for pertinent information.

Electrical outlets: - The home is occupied and furnishings obstruct some outlets therefore all outlets were not inspected. Outlets were randomly inspected in a representative manner.

Outlets or Receptacles: Repair or Improvement

- I did not detect power at about 1/2 of the outlets in the garage. Perhaps an undetected GFCI device exists.
- The front porch outlet does not indicate a ground connection.
- Outlet(s) have missing covers. This is a safety concern. This was seen behind the refrigerator.

GFCI (ground fault circuit interrupt): Inspected

- See above regarding outlets without power in the garage.
- GFCI protection was not observed or found. This is a safety concern. This was found at: Some kitchen areas (New Texas Real Estate Commission rules recommend such at all countertops and islands but not the refrigerator); Exterior of building and shed;

Fixtures: Inspected

- Light bulbs in closet areas are exposed or not enclosed by a cover. This can be a fire hazard should items be stored nearby. This is commonly seen in older homes. The condition may be improved by installing modern fixtures. If not improved, care should be taken when storing items in the area.
- As switches were randomly operated, some lights were found to be inoperable. Bulbs are the first suspect problem source. It is recommended you have all lights made operable before buying the property. This was seen at the kitchen and living room.

Fixtures: Repair or Improvement

- A fixture is missing in the single car garage ceiling.
- The light over the master tub is less than 5 feet from the water. This would not meet modern safety standards.

Switches: Inspected

- Some switches in the home had undetermined applications. Tracing circuits is beyond the scope of the inspection. This was seen at the north wall of the dinette.

Smoke Detectors: Repair or Improvement

- Smoke detection equipment is randomly tested via the push button only. Detection equipment associated with monitored security systems are not inspected. Planning emergency escape with future occupants is recommended.
- Smoke detector provisions would not meet modern standards. For example, detectors are recommended in every bedroom, every hallway adjacent a bedroom and every floor of the home. Addition special conditions apply such as interconnectivity (one sounds and they all sound) and dual power supply. Refer to local regulatory requirements or manufacturer specifications for further information.

Other Electrical: Repair or Improvement

- The light switch to the pool light is buried in mulch.
- The wiring to the shed is not routed through breakers in the panel inside the shed.
- The shed does not have GFCI protection.
- See heating section below.

III. HEATING VENTILATION & AIR CONDITIONING SYSTEMS

Important note: This service consists of a visual inspection of readily accessible items only and there are many HVAC components that are not disassembled for inspection. If documentation that the air conditioner coils and blower have not

been cleaned in the past few years is unavailable then such should be done before closing. Warning: If you are obtaining a Home Warranty you should ask that company to inspect all covered items, including the HVAC system, to assure coverage eligibility prior to closing. You should also carefully read their contract and limitation language.

I NI NP R

A. Heating Equipment

Type and Energy Source:

Heating system description:	Forced air; 3 zones;
Type of heating fuel seen:	Electricity

Comments: Unless specified, the condition of interior components of the furnace is undetermined. This would include components such as heat exchangers and heating elements.

Heating Equipment: Inspected

- Two conventional electric heat systems were operable; one heat pump system was operable.

Heating Equipment: Repair or Improvement

- The upstairs furnace is connected to a 50 ampere breaker with a small number 10 wire. The wire became warm when the system was running. I suspect the wire is too small. Have the electrician check conductor sizing and breaker ratings for all three furnaces and air conditioner systems.

I NI NP R

B. Cooling Equipment

Type and Energy Source:

Air conditioning fuel:	Electricity;
Type of air conditioning system:	Forced air; 3 zones;

Comments: Unless specified, the following is not determined: system capacity or sizing; code compliance, refrigerant leaks or refrigerant type (R22 versus its replacement); remaining lifespan; evaporator coils condition or tilt, condensing units and air handlers are not disassembled and the condition of these systems interior components remains undetermined. This inspection does not check for microbiologicals such as mold or air quality.

Cooling Equipment: Inspected

- The systems were operable.

Cooling Equipment: Repair or Improvement

- Insulate exterior suction lines.
- As of September 1, 2000, the Texas Real Estate Commission requires inspectors to identify the absence of insulation on the air conditioning primary condensate line as an item in need of repair. The insulation prevents condensation from dripping in the home. Insulating the primary condensate drain line is rarely done in the North Texas region, even on new homes.
- The system fan and evaporator coil was not readily accessible for inspection without disassembly. Because we do not disassemble equipment the condition of the system interior is unknown. If the system does not have a history of cleaning over the past 4 to 6 years (a subjective number) then professional servicing may be justified.

I NI NP R

C. Ducts and Vents

Comments: Unless stated, this inspection does not check for microbiologicals such as mold or air quality, especially those that may be related to the air conditioning / air handling system and its ducts. Air ducts are not checked for air leaks nor are sizing determinations made. Air duct and air quality inspections can be arranged through various specialists. Please contact the Texas Department of Health at <http://www.tdh.texas.gov/ech/env/iaq.htm> for further information.

Air Filter: Inspected

Ducts and Vents: Inspected

Thermostat(s): Inspected

IV. PLUMBING SYSTEM

Primary water supply pipe:	Copper;
Primary waste pipe seen:	Undetermined on concrete slab homes;

I NI NP R

A. Water Supply System & Fixtures

Comments: Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water

damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

Sink(s): Inspected

Toilet(s): Inspected

Shower(s): Repair or Improvement

- Door and window would not meet modern safety glass standards.

Bathtub(s): Inspected

Exterior hose faucets (attached): Repair or Improvement

- Exterior faucets would not meet modern anti-siphon protection standards.

Utility or Laundry Room: Inspected

I NI NP R

B. Drains, Wastes, Vents

Comments: Unless stated, this inspection does not determine the condition or material type of inaccessible or underground piping. Location, presence or adequacy of cleanout provisions is not determined. Refer to the seller's disclosure for possible information pertaining to past drain performance and repairs.

Drains and Venting: Inspected

- Slow drainage was not seen.

Drains and Venting: Not Inspected

- The home is on a septic system. This was not inspected.

I NI NP R

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source:

Water heater fuel: Electric; 2 forty gallon units.

Comments: Life expectancy for water heaters varies, however 8 to 12 years is a general expectation. Older appliances pose a greater risk of flooding the home. Because there is a mold and insurance concern water heaters might best be replaced as a preventative maintenance measure before they fail. You should consult a plumber as to when the best time to replace the appliance might be. The inspection does not check for bacterial contamination issues. Unless specified manufacturer recalls, such as dip tube failures, are not determined. The water heater should be regularly flushed as a maintenance measure.

Water Heater: Inspected

- The item is operable but may be nearing the end of its life span. This was seen at both heaters.

Water Heater: Repair or Improvement

- The water heater in the garage is not installed 18 inches off of the garage floor. Such is recommended for fire safety reasons and is considered unsafe by the Texas Real Estate Commission. This was seen in the garage.

I NI NP R

D. Hydro-Therapy Equipment (spa or whirlpool)

Comments:

- Whirlpool plumbing lines should be frequently cleaned to prevent unsafe bacterial growth from occurring. If a whirlpool is not used for an extended time the lines may become unsanitary.

Whirlpool or Jetted Bathtub: Repair or Improvement

- The underside of the spa was inaccessible. The Texas Real Estate Commission recommends an access be readily accessible.

V. APPLIANCES

I NI NP R

A. Dishwasher

Comments: Anti-siphon devices are not inspected for compliance with current regulatory requirements.

Dishwasher: Repair or Improvement

- The machine is not properly secured to the cabinet.

I NI NP R

B. Food Waste Disposer

Comments:

Food Waste Disposer: Inspected

I NI NP R

C. Range Hood*Comments:***Kitchen Fan: Inspected**

- Switched at countertop left of kitchen sink.

I NI NP R

D. Ranges/Ovens/Cooktops*Comments:***Range: Inspected****Oven: Inspected**

- The upper oven was 350 degrees at a 350 bake setting. Plus or minus 25 degrees is generally considered acceptable.
- The lower oven was 350 degrees at a 350 bake setting. Plus or minus 25 degrees is generally considered acceptable.

I NI NP R

E. Microwave Cooking Equipment*Comments:***Microwave: Inspected**

I NI NP R

F. Trash Compactor*Comments:***Trash Compactor: Inspected**

- The machine was operable through 3 cycles.

I NI NP R

G. Bathroom Exhaust Fans and/or Heaters*Comments:***Exhaust Fan: Repair or Improvement**

- The fan(s) improperly vents to the attic rather than to an outside area. This is a common finding and was permitted by many local municipalities. The Texas Real Estate Commission considers the practice incorrect and in need of repair. On older homes, local regulatory authorities might consider modification of existing systems to be an improvement rather than a repair. You would have to call them to determine their opinion.

Bathroom Heater: Inspected

- Recommend an optional timer be installed on bathroom heaters for safety reasons.

I NI NP R

H. Whole House Vacuum Systems*Comments:***Vacuum: Inspected**

- Hose and hand tools were not seen.
- The west family room outlet was obstructed by furniture.

I NI NP R

I. Garage Door Operators*Comments:***Door Operator: Inspected**

I NI NP R

J. Door Bell & Chimes*Comments:***Door Bell: Inspected**

I NI NP R

K. Dryer Vent

Comments:

Dryer Vent: Inspected

- A dryer was attached to the vent. The condition of the vent interior is undetermined. When the home is re-occupied the vent should be cleaned as needed before a dryer is reconnected.

ADDITIONAL MISCELLANEOUS COMMENTS

I NI NP R

Miscellaneous Comments

Comments:

Miscellaneous Comments: Repair or Improvement

- Inspecting fountains is usually beyond the scope of the inspection. I did notice this fountain may have a leak.
- A strong chlorine smell exists in the shed. This will attack anything metal including electric wiring. Ventilate the room.

VI. OPTIONAL SYSTEMS (NOTE: Optional Systems include Lawn sprinklers; Swimming pools / spas; Outbuildings; Outdoor cooking equipment; Gas lines; Water wells; Septic systems; Security systems; Fire protection equipment. Unless specified, the inspection does not address optional items.)

I NI NP R

A. Lawn Sprinklers

Comments: Lawn sprinklers are operated manually. The inspector will attempt to restore the control to the "as found" condition however conditions and circumstances can change. By means of this report, the person responsible for property maintenance should verify the control is set to their satisfaction in order to assure watering programs are operating as desired and soil hydration is protected.

Comments:

- Sprinkler head(s) are broken or operating improperly. This was seen at the east front yard.
- Coverage is marginal on zone 3 near south end of the single car garage (adjacent the garage).
- Water sprays the building. Excessive spray onto the building can cause water penetration and wood rot issues. Water spray should be directed and adjusted to minimize wetting the building.
- Water volume at all zones is somewhat on the low side.
- I did not find an anti-siphon valve. When the system is repaired this valve should be located. If one is not present one should be installed.

B. Swimming Pools & Equipment (optional inspection)

Although this inspection may identify some safety concerns it is important to know that all safety issues are not inspected for. Pools and spas are inherently unsafe, especially for children. For more information about pool safety see the Consumer Product Safety Commission Internet site at cpsc.gov. Specialty safety inspections are available from pool specialists. The pool / spa was visually inspected in the "as found" condition. The inspection is general in scope and equipment is not disassembled. Water quality and water conditioning equipment such as chlorine dispensers or ionizer units are not inspected.

I NI NP R

Pool Leakage: Swimming Pools & Equipment

Leak testing: Not Inspected

- The pool / spa underground or obstructed piping was not inspected for leaks. Inspection for leaks is done by specialty companies and can cost \$350.00 to \$500.00 dollars. Leakage that justifies repair does not occur frequently enough to justify recommending every pool have a specialty leak inspection done. If a pool has evidence of structural movement, significant deck movement and / or is old a leak check becomes a more important consideration. You should refer to the seller's disclosure for information about leakage or water loss. Sometimes the person presently servicing the pool will have important information. If a pool is losing several inches of water a week (more in the summer and less in the winter) a leak check may be justified.

I NI NP R

Pool Vessel: Swimming Pools & Equipment

Description of water: Water was clear;

Comments: Unless stated, the following is undetermined: the structural stability of the pool / spa vessel; plaster or liner material life expectancy.

Vessel: Inspected

I NI NP R

Automatic cleaner: Swimming Pools & Equipment

Comments: Pool cleaners are visually inspected with out benefit of disassembly.

Automatic Cleaner: Inspected

- The bottom of the machine is wearing and this is typical. Inspect the machine from time to time and replace components as needed.

I NI NP R

Deck: Swimming Pools & Equipment

Comments:

Pool Deck: Repair or Improvement

- The space between the pool deck and coping material has separated. Re-caulking is recommended. This was seen at various deck areas.

I NI NP R

Filter & Gage: Swimming Pools & Equipment

Comments: Unless specified, filter components are not disassembled for inspection and systems are not back washed. The inspection is of exterior components and is very limited.

Pool Filter: Inspected

- Filter backwashes to creek. This would not be allowed by most modern standards.

I NI NP R

GFCI: Swimming Pools & Equipment

Comments: Electrical safety is of utmost concern around pools and spas. The GFCI electrical safety device should be tested monthly or to manufacturer recommendations, whichever is most frequent.

Pool GFCI (Ground Fault Circuit Interrupt): Inspected

- Located in the shrubs near the pool.

I NI NP R

Pool light(s): Swimming Pools & Equipment

Comments: Pool light systems are inherently unsafe. A pool professional should periodically inspect the GFCI electrical protection device and the light assembly(s).

Underwater Light: Repair or Improvement

- Switch is buried in mulch.

I NI NP R

Pump(s): Swimming Pools & Equipment

Comments:

Pump(s): Inspected

I NI NP R

Skimmer(s): Swimming Pools & Equipment

Comments: Unless stated, skimmer(s) are not inspected for leakage. The seller's disclosure form may contain important information about the pool, please obtain a copy and read it.

Skimmer: Inspected

I NI NP R

Tile: Swimming Pools & Equipment

Comments:

Tile: Inspected

I NI NP R

Timer: Swimming Pools & Equipment

Comments: Unless stated, programmable pool controls are not inspected.

Timer or Electric Controls: Inspected

I NI NP R

Valves(s): Swimming Pools & Equipment

Comments: Unless stated, valves are not operated and the inspection consists of a visual observation. Most pools have series of special valve setting positions. The person presently servicing the pool would be best prepared to explain valve operation.

Pool Valve: Inspected

End of Pool Comments

EXPLANATIONS AND LIMITATIONS

This is part of the Inspection Report, *please take time to read it.*

• **Read everything! It is important!**

Reading everything may be tedious however it is important that you and all interested persons read the report, these explanations and limitations, the inspection agreement and any addenda, *before the property is purchased.* Larger copy of the following is available on request.

• **General statement**

Thank you for using Cahill Inspection Services, Inc. (CIS) to conduct your inspection. The purpose of the inspection is to provide an overall understanding of the general property condition. Unless departed from this inspection is performed to the Standards of Practice of the Texas Real Estate Commission. Some safety concerns may be reported by the inspector however it is important to understand that this is not a comprehensive safety inspection and all unsafe potentials are not inspected. Identification of items that do not meet modern construction standards or codes are not a part of this service and are departed from and any comment regarding such is partial. For the purpose of this report the terms "appropriate" and "proper" as used in the TREC Standards of Practice is defined as: "meeting building practices customary to the region relative to the age of the item being inspected"; the terms do not mean compliance to manufacturer specifications or codes. In some circumstances TREC requires the inspector to compare the home to modern standards however this comparison is very limited. Comparing the home to new construction standards is an optional service you may request. The inspectors opinions are made based upon what was seen at the time of inspection in readily accessible areas. Furniture, stored items, foliage and flooring are not moved for inspection purposes. It is important to understand that while **the inspection attempts to reduce your risk, it will not eliminate your risk.** Although the inspector tries to be thorough, **this cursory report does not represent all defects (large or small) and unsafe conditions (minor or major) to have been discovered or completely interpreted.** Such expectation is simply beyond the scope of this limited service. **It is likely the inspector will fail to recognize a repair need. Guarantees, warranties or protection against errors and omissions are not expressed or implied.** Comprehensive inspections are available for higher fees if you are interested. Unless specifically stated in the report, all of the following limitations apply to the inspection performed. There are times when an inspector may recognize a specific condition or make a recommendation that exceeds these limitations and such is simply presented for your added convenience and should not be construed as a comprehensive statement. You are advised to have all issues, regardless of their apparent insignificance, investigated by properly trained repair specialist before acquiring the property. If you have questions or are unclear regarding our findings, please call us before you buy the property.

• **Legalese**

The following commentary was developed over many years of customer inquiry and inspection experience and it contains numerous limitations and explanations. We ask for your patience regarding this information, as we are aware that limitations and disclaimers are offensive. Remember, if there is something we are not doing which is important to you, ask us about optional inspections that might be available.

• **Ask for the sellers disclosure notice.**

We recommend you obtain and read a recent or current version of the sellers disclosure notice. The disclosure should be updated to reflect conditions at the time of closing. The disclosure notice is important because

it addresses many issues our inspection does not include. When you obtain a copy of the sellers disclosure form, you should request copies of all known property condition reports, some of which might include engineering reports, home inspections, termite inspections, environmental, home warranty and insurance inspections. Additionally, prior repair or termite treatment documentation should be provided if available. Differences may exist between this report and any other documents, please contact the inspector to discuss such *before closing.* We recommend you ask if any insurance payments pursuant to a claim have been made for damage to the property and then not used to make repairs for which the claim was submitted. If provided to the inspector, the disclosure and prior reports may be briefly reviewed however the inspection does not conduct a detailed comparison or validation of the disclosure documents. We can review prior documents (document review) for an additional charge. The TREC inspection does not address all of the items found on a standard disclosure statement nor does the inspection determine if disclosures are accurate and complete. If this inspection report is used to prepare a seller's disclosure it is important to know that the information we provide is supplemental to the disclosure document and the sellers knowledge of the property. The seller may not eliminate their responsibility for full disclosure by substituting this report.

• **Past or future inspections.**

Past or future inspections may discover additional repair and safety findings. If we were to inspect this property a second time a new finding or opinion is likely to be discovered. Future changes or interpretations of the TREC inspection Standards of Practice may cause conditions to be reported on a future inspection that are not included in this report. If you are aware of issues the inspector did not recognize please bring that to our attention before you buy the property so that it may be discussed.

• **This report prepared for?**

This report is prepared exclusively for the person or persons named on page 1 and are not transferable to any other person or company. Home warranty, insurance or appraisal companies may not use this inspection. This report does not meet HUD Appraisal VC requirements. If you are a third party or different buyer and are referring to this report, do not rely on it to make a selling or purchasing decision. You are recommended to hire your own inspection company to represent your interests.

• **Should you buy a home warranty?**

Home warranties are officially called Residential Service Contracts and the companies are regulated by TREC. We refer to them as home warranties because that is the language commonly used. There are various independent home warranty companies that sell policies that offer very limited protection against the failure of certain mechanical items in the home. Some companies offer optional limited coverage for the treatment of termite infestation (but not damage). The overall age of the mechanical features found in the home and the amount of risk (unforeseen expenses) you are willing to accept usually determines whether or not one would choose to purchase such a policy. Even though the policies are very limited, we recommend you consider purchasing a policy to reduce your risk. TREC or your Real Estate agent usually has a list of various home warranty company names you may investigate. Our report is not to be used by a warranty or insurance company for the purpose of underwriting a policy. Our report does not address many of the exclusion clauses used by warranty companies to deny coverage. As a precaution, you should make sure the warranty company has accepted the conditions of the property without limitations or exclusions prior to closing. Warning: we find home buyer expectations often exceed the limited coverage offered by warranty companies. Read your warranty contract carefully before closing.

- **Homeowners insurance.**

We have heard of policies being cancelled shortly after closing due to pre-existing conditions. Likewise, future claims may be denied on the basis of pre-existing conditions. As a precaution, you should make sure your homeowners insurance company has accepted the property without limitations or exclusions prior to closing. If exclusions exist they should be specified in writing. Our report is not to be used by an insurance company for the purpose of underwriting a policy.

- **General limitations and departures**

Unless specified, the following is not determined or inspected: conformance to code; comparison to modern construction standards; habitability; insurability; life expectancy; structural capacity; appraised value; conditions in inaccessible areas; survey & easement determinations; flooding potential; wood destroying insect activity (unless we conducted that optional report); wood destroying organism activity; wood destroying insect or organism damage; future performance of systems such as but not limited to foundation, roof, drainage and HVAC systems. This is not a comprehensive safety inspection and the risks of hazards such as, but not limited to: fire, electrocution, collapse, trip/slip/fall, personal injuries and/or property damage risks are not eliminated or warranted by this inspection service. Identification and reporting of product recalls, pending litigation or defective materials are not a part of this service. The home could be made safer by bringing it up to the most current codes or construction standards. If the home is not brand new it probably will not meet the most current codes for safety; likewise, even a new home may not be completely safe.

- **Environmental**

The inspection does not address environmental inspections. Any reference to such is partial and should be followed up on by you with special inspections before closing. Some, but not all, environmental or contamination concerns might be: lead; urea formaldehyde; radon; asbestos; pesticides; allergens; electromagnetic fields (EMF), microbiological [mold, mildew, etc.] conditions. The potential for these conditions to exist varies from building to building. If you are concerned about any of these issues you should contact an appropriate experts for special inspections.

- **Mold**

The inspection does not inspect for the presence or risk of microbiologicals such as mold. Given the proper conditions, mold can exist in any home and is commonly associated with air ducts, air conditioners, crawl space areas and any area repeatedly wetted. Mold can exist in inaccessible areas and may not become visible until renovation or repairs begin. Areas we have seen associated with mold can be, but are not limited to: warped wood floors; past or present leaks from sources such as air conditioners, water heaters, roofing, leaking wall systems, plumbing, refrigerators, icemakers, toilets, showers, bathtubs, flashing, windows, appliance failures, floods, air ducts in a crawl space to mention a few. EIFS (synthetic stucco) may also be a candidate for increased mold risks. Although the inspector does not perform mold inspection as part of the home inspection the inspector may have a good general knowledge about molds. Cahill Inspection Services, Inc. is in the process of studying the testing and remediation aspects of the business however we do not offer that experience as part of the home inspection. Any comment about mold should be considered incomplete and worthy of optional testing consideration. If you are concerned about mold and indoor air quality you should call an appropriate indoor air quality expert for special inspections. Be advised, mold inspection testing can cost \$500 to \$5000 and the results of the tests are often ambiguous and confusing. Information about mold remediation can be found at the EPA internet site <http://www.epa.gov/iaq/molds/index.html>. The Texas Department of Health has a links page at <http://www.tdh.state.tx.us/beh/iaq/MoldLinks.htm>. The inspection also does not determine if there have been prior water damage or floods in the home. Some insurance companies are not providing coverage on homes with a history of flooding. Refer to the seller's disclosure for possible information regarding this item and check to see your insurance company does not have an underwriting issue.

- **Structural and foundation**

Structural comments are of conditions seen at the time of inspection and such comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies that you can obtain from other sources. Unless specified, the following is not determined or inspected: the potential for the structure to experience future problems; the potential of underlying soils to experience movements and/or water flow; whether the soils of a neighborhood or home site are stable; the existence or quality of prior repairs; the potential of future repair; failure analysis; documentation of all possible movement or repair indications;

calculation of structural capacities; the condition of underground piers or pilings; construction material type or quality; ventilation calculations; deck & balcony capacity (especially cantilevered balconies); retaining wall conditions or capacity, capacities or life spans; framing span, point load and spacing calculations. For inspector safety reasons, crawlspaces with less than 18 inches of clearance are considered obstructed and / or inaccessible. All accessible crawlspace areas are observed in a cursory fashion. Extensive wood probing is not done and wood damage or plumbing leaks may remain undetected. Comprehensive crawlspace examinations are available and entail additional fees. If termite damage is found, the extent of such is not determined. More comprehensive structural engineering follow-ups to this inspection are an option you may consider. As is the case with most North Texas homes, future movements and possible repairs are possible.

- **Termites and wood destroying insects / organisms**

This report does not determine if wood destroying insects (WDI), organisms or damages resulting from such are present in the property. Any reference to such aforementioned conditions is partial and incomplete. If the home has a crawl space be it known that the inspector did not probe all woods and that undiscovered damages may exist. Likewise, condition of construction materials inside walls or in attics is also unknown. If we did a WDI report on the home you should know that it is not considered comprehensive and does not address the extent of WDI damage. If you are concerned about termite or WDI damage you should have the home undergo comprehensive inspection on a square inch basis before you close on the loan. This would include all crawl space areas, the attic and wall voids when the home is vacant.

- **Drainage**

Drainage comments are made regarding conditions surrounding the immediate building inspected at the time of inspection. Unless specified, the following is not determined or inspected: flood plain considerations; condition of or termination points of underground drainage systems; water penetration or poor drainage histories; flooding or water penetration potential of crawlspace soils, mold or microbiological growths, home site, below grade living and storage areas; capacity of site to discharge rain waters acceptably; underground water tables or springs; what impact this sites drainage may have on other properties and vice versa; impact of vegetation on building systems. Special inspections such as topographical surveys, flood plain inspections and sub surface water table tests are available from other sources.

- **Roof and attic**

A cursory observation of roof systems and surfaces as they appear at time of inspection is done. The inspector is looking for immediate significant repair needs. Roof surfaces are observed from ground level with binoculars or from a 13-foot ladder randomly placed at eaves. If access and safety permits, the inspector will walk on some roof surfaces. Roof surfaces exceeding 4/12 pitch are considered steep and unsafe for the inspector. Attics with less than 4 feet of clear headroom and/or areas that are not decked are considered inaccessible and unsafe for the inspector. Circumstances such as access limitations and insulation will prevent all roof and attic areas from being seen. Roof performance may differ in other weather conditions. Unless specified the following is not determined or inspected: remaining lifespan; manufacturing defects of materials; fastener appropriateness; prior hail activity or damage; if the roof was installed to manufacturer or code specifications; the adequacy of framing spans / supports or the leak resistance of the roof at any future date; that flashing is present or proper in all possible locations; the ability to pass insurance or other inspection - appraisal - lender requirements; the number of layers which exist or presence of felt. We recommended you refer to the seller's disclosure for information about prior leaks, repairs, hail activity or insurance claims.

- **Insulation**

Insulation is observed when entering accessible attics. Unless specified the following is not determined or inspected: insulation type; presence of asbestos; energy efficiency; cellulose risks (corrosion and fire); fire spread risk potentials; R value; the presence of insulation inside wall or ceiling voids; ventilation provisions between insulation and roof decks (found on vaulted ceilings); vapor barriers or barrier orientation.

- **Exterior & interior walls**

Unless specified the following is not determined or inspected: conditions related to Exterior Insulated Finish Systems (EIFS or synthetic stucco) walls. All homes with EIFS or synthetic stucco should be inspected by a specialist for proper installation, water penetration and mold before closing; the presence of window safety or tempered glass to modern standards; water penetration potentials of masonry mortars or joints; performance of synthetic stone or composite/glued wood systems; the lifespan of materials; fastener condition or quality; rail load capacity;

- **Windows**

Unless specified the following is not determined or inspected: Security systems; the presence of window safety or tempered glass to modern standards; locks or security devices; emergency escape dimensions; the presence or condition of

weep holes or flashing behind exterior veneers. Windows are randomly operated and storm windows are not operated. Thermal pane inspection is limited to available light and distinctly obvious failures. Subtle seal failures may go unseen. Windows are a common leakage points and should be inspected during rainy periods for leaks.

- **Fireplace**

Unless specified, fireplaces are observed from ground level and the following is not determined or inspected: drafting characteristics; compliance to codes or modern construction standards; clearance from combustibles; chimney caps, crowns; structural capacity of masonry chimneys supported on concrete or wood; condition of gas lines in inaccessible areas. Be advised, older fireplaces usually do not meet current codes or construction standards. Specialty inspections are available from chimney specialists.

- **Electrical**

Electrical features are operated with normal controls. Switches, outlets and fixtures are randomly checked. While some observations may be code related, this inspection does not determine if the system complies with code or modern construction standards. Unless specified, the following is not determined or inspected: electrical capacity; condition of all conductor insulation in crawlspace or attic areas (randomly inspected); voltage and ampacity; overcurrent capacity determinations for any fem including installed appliances; comparing circuit breaker or fuse capacity to installed appliance listings; insurability of the system; aluminum wire systems or condition of connectors, tracing conductors; fire detection, phone, security, computer, cable/satellite TV or radio/intercom systems; interior or exterior low voltage lighting systems. This inspection does not certify or warrant the home to be free from risk of fire, electrocution or personal injury/death. Electricity can be dangerous, always have a licensed master electrician familiar with local code perform repairs.

- **Heating & cooling**

Systems are operated with normal controls. Air ducts and registers are randomly evaluated. Unless specified, the following is not determined or inspected: register air flow velocity or capacity; air duct cleanliness or mold; the ability of the system to heat and/or cool the building evenly; system refrigerant levels (pressure gages are not used); code or construction standard compliance; refrigerant leaks; refrigerant type such as R22 versus its replacement; gas fueled air conditioners; cooling or heating capacity; humidifiers; electronic air filters; dampers; programmable thermostats; heat exchanger condition; geothermal heat pump ground loops; solar equipment; radiant floor heat systems; boiler systems; supplemental water heating devices; remaining life; if the item will be covered by a warranty company. In order to avoid damaging the system, air conditioners are not activated if outdoor temperatures are below 60 degrees; heat pumps are not operated in heat mode if outdoor temperatures are above 70 degrees or in air conditioning mode if outdoor temperatures are below 60 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detector alarm systems that can be purchased and easily installed. We recommend you consider this type specialty detector for safety reasons. Obtaining an optional home warranty from a TREC approved provider can reduce the risks of appliance failure.

- **Plumbing**

Fixtures are operated with normal controls for a limited period that probably do not simulate actual usage. Unless specified, the following is not determined or inspected: system capacity; condition of gas supply line (especially buried service lines), sewer and water supply lines under grade, under the foundation, inside inaccessible areas such as wall voids or in the crawlspace; freeze damaged pipes inside enclosed areas; presence or operation of back flow prevention devices; water potability; lead contents or testing; solar equipment; water conditioners & filters; water heater temperature and pressure relief valves; exterior and interior shut off valves; private water supply equipment and sewage disposal or septic systems; condition or quality of polybutylene or plastic piping. Water temperature is not measured and you are advised to have the water heaters adjusted to

provide less than 120 degree water at all fixtures and to consider improving the residence by installing temperature limiting devices wherever possible to reduce scalding risks. Be advised, plumbing under concrete slab foundations is more likely to need repair as time passes and these repairs can be expensive. We are presently unsure of how old the home must be before this becomes a significant concern. Other companies can perform specialty inspections of under ground plumbing if you are interested.

- **Appliances**

Appliances are operated via normal controls only. Unless specified the following is not determined or inspected: temperature regulator devices on water heating systems or plumbing fixtures; water temperatures; burn or scald risks of appliances; electrical shock or fire risks; explosion risks of water heaters; remaining lifespan; the risk an appliance might pose to an user (for example, we do not determine if reaching over a range top to activate a control is unsafe). Obtaining an optional home warranty from a TREC approved provider can reduce the risks of appliance failure.

- **Gas fired Appliances and Carbon Monoxide**

Unless stated, the inspection does not measure carbon monoxide levels and the future potential for carbon monoxide contamination is not determined. If back drafting is recognized it will be reported. There are many conditions that can cause excessive carbon monoxide and back drafting. If the home has gas fired appliances you are recommended to install approved carbon monoxide monitors per the Consumer Product Safety Commission or manufacturer recommendations. All gas fired appliances should be serviced annually by competent professionals.

- **Smoke Detectors**

Unless stated, the inspection does not test or determine the adequacy of all smoke detection devices. These items are important for life safety and you should consider updating the home to the newest standards. Regular periodic safety checks are important.

- **Landscape sprinkler system**

Systems are manually cycled through various zones. Unless specified the following is not determined or inspected: code or construction standard compliance; programmable features or clock operation; rain delays; quality of coverage; underground leakage or freeze damage. Almost all sprinklers will spray onto the home at some point. We recommend you maintain the system to reduce over spray to a minimum so as to reduce the likelihood of wood rot and water penetration. Lawn sprinklers are conducive to attracting termites and insects due to increased moisture availability.

- **Swimming pools and or Spas**

Unless specified, the following is not determined or inspected: code or construction standard requirements; equipment is not disassembled; backwash systems and drain line; D/E filter grids, cartridge filters or sand filter media condition; inaccessible wiring condition; heating capacity; underground leakage of any kind; structural integrity or stability of shell; valve operation; programmable or remote controls; thermostat controls; tile adhesion; future performance of decks and deck surfacing materials; plaster or pool surfacing material life spans; sweeps; vacuums; hose; water conditioning equipment; water flow at all returns or inlets; main drain performance; life expectancy; safety of suction openings. Fiberglass or vinyl liners; Water quality; Pools are inherently unsafe. Pool safety, some of which include electrical, diving boards, slides, slippery surfaces, access issues or spa drain (suction) considerations are not addressed. All pools and spas have potential dangers and you are advised to become familiar with the issues of pool safety. Comprehensive inspections are available from specialists.

- **Referrals**

Because we do not perform repairs on buildings we inspect (conflict of interest and illegal) we are often asked for referrals. Most of the time we do not really know of one to give. However, in the event we do give a name, you are advised to research them and their competition.

- **Conclusion**

Thank you for your patience regarding the abundant limitation language and legalese. We wish we could keep things simple but today's litigation prone world just doesn't seem to allow it. Comprehensive inspections are available for additional fees if you desire. Such usually involve specialists and take time. Please call if you are interested.