

Nunnallee Inspections



Inspector: Kyle Nunnallee TREC #6371

Nunnallee Inspections, LLC
17050 Trail of the Woods
Austin, TX. 78734
Office: 512-415-5474
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Invoice

INSPECTION DATE:

SOLD TO:

PROPERTY INSPECTED:

Description	
Standard Inspection	
Termite	
	\$820.00

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Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5% monthly
(18.0% per annum), after 30 days

PROPERTY INSPECTION REPORT

Nunnallee Inspections

17050 Trail of the Woods, Austin TX 78734

(512) 415-5474

www.NunnalleeInspections.com Kyle@NunnalleeInspections.net

Prepared For: Client First Name (555) 555-5555 Client Email 1
(Name of Client)

Concerning: Austin, TX 78732
(Address or Other Identification of Inspected Property)

By: Kyle Nunnallee TREC #6371 Feb 01, 2010
(Name and License Number of Inspector) (Date)

(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-1.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Cost of inspection services: \$820.00 paid at: the time of inspection

(Continues at the end of this inspection report)

[Additional attachments provided by Nunnallee Inspections that make this inspection report complete are listed but not limited to the following: Service Contract, Outside the Scope of inspection and Home Maintenance & Care Guide.](#)

The Client, by accepting the Property Inspection Report, or relying upon it in any way, expressly agrees to the Limitations, Departures and Disclaimers attached at the end of this inspection report.

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your Inspector. So you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. This report is not intended to be used for determining insurability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. [This report is not to be used by or for any property and/or home warranty company.](#)

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground
Comments:

Foundation Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

B. Grading & Drainage - Comments:

The soil line is too high on the east side of the house. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.



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I NI NP D

C. Roof Covering Materials

Type(s) of Roof Covering: Tile Roofing Material

Viewed From: Walked on roof /

Comments:

A broken tile was observed on the rear slope adjacent the patio and on the south slope.



D. Roof Structure & Attic

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 10" to 13"

Approximate Average Thickness of Vertical Insulation: 6" - 8"

Comments:

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

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

E. Walls (Interior & Exterior) - Comments:

The exterior stucco type veneer/dadding has inadequate clearance from the concrete flatwork. Most manufacturers require a minimum of 2-inches of clearance from all concrete flatwork.



The weep holes in the flashing (bead casing/weep screed) for the stucco have been covered in various locations. Most stucco homes are finished with an elastomeric paint which is impervious to water and this flashing is the only effective way to drain any moisture that may collect in and or behind the stucco. Improvement is recommended.

Bead board wainscoting in the utility room is not properly secured to the wall in several locations.

NOTE: this is a common observation and the improvement is fairly simple.

There are no visible control / expansion joints in all of the required areas.

F. Ceilings & Floors - Comments:

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

FLOORS:

A piece of tile is missing behind the commode in the upstairs south bathroom.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

G. Doors (Interior & Exterior) - Comments:

Damaged t-astragal trim at the front of the house was observed. Minor repairs needed.



Header lock for an exterior door in the office is not working properly.
Striker plate for this door is not properly secured.
Adjustments to this door will need to be made in order to seal properly.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

French doors into the office have minor damage to the veneer and will also need adjustments to close properly.



Minor adjustments are needed for the door into the SE bedroom.

-
-
-
-

H. Windows - Comments:

NOTE: Scratched door glass in the front office was observed.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

 I. Stairways (Interior & Exterior) - Comments:

The size and/or orientation of the step "risers" in the pool area may make the stairway difficult to negotiate. This condition should be altered for improved safety.



 J. Fireplace / Chimney - Comments:

Fogged glass at the fireplace was observed and may need to be improved.



Please be aware the glass front of this fireplace will reach extreme temperatures and is a recognized hazard to small children. It is recommended to; only operate this fireplace with the presence of some type of protective screen/barrier.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

 K. Porches, Decks, and Carports - Comments:

Under current building standards, a landing should be present for the stairs at the garage entry door.



**R311
MEANS OF EGRESS
311.4.3 Landings at doors.**

There shall be a floor or landing on each side of each exterior door.

Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door. The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.

 L. Other - Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance & Panels - Comments:

Panel Box

Box Rating and/or Main Disconnect Rating: **225 amps**

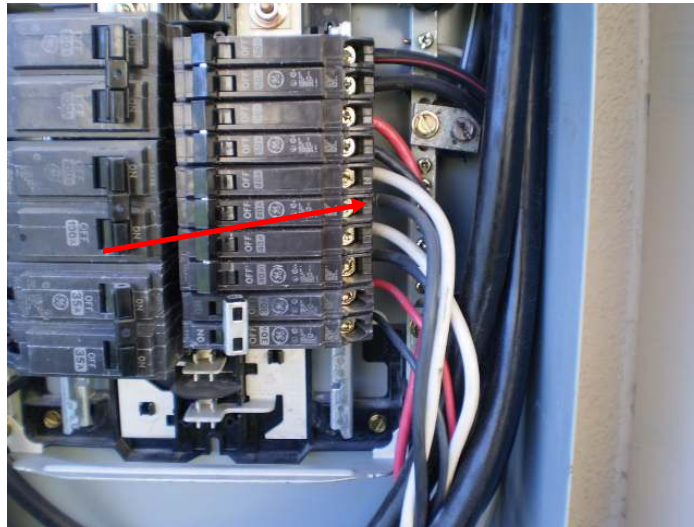
Box Location: **South Exterior Wall**

Arc-Fault Protection (AFCI)

This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property.

White wires in the main panel being used as a hot lead should be properly marked. This is usually achieved using colored electrical tape. Color coated wires is universal and helps electricians identify hot, neutral and ground and does effect the manner or procedure in which they work. This condition should be improved.



B. Branch Circuits - Connected Devices and Fixtures

Type of Wiring: Copper

Comments:

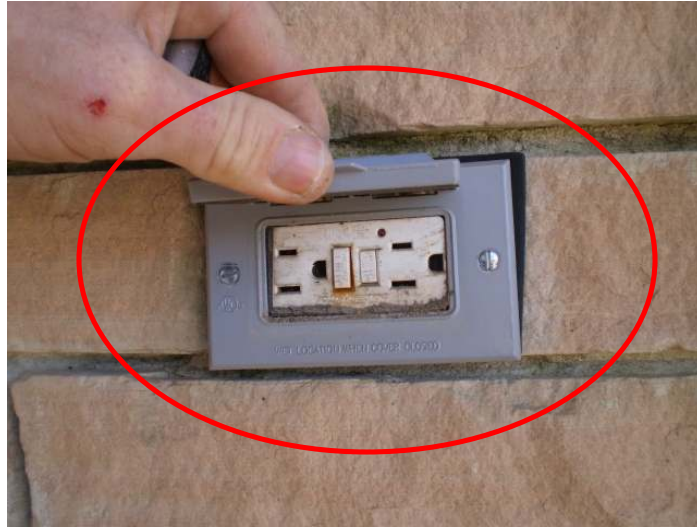
One or more of the receptades were observed to be loose at the wall mount in various locations.

One or more of the receptades appears to be inoperative. This receptade(s) and circuit should be investigated and corrected as necessary. Receptade(s) were located in the rear wall of the living area.

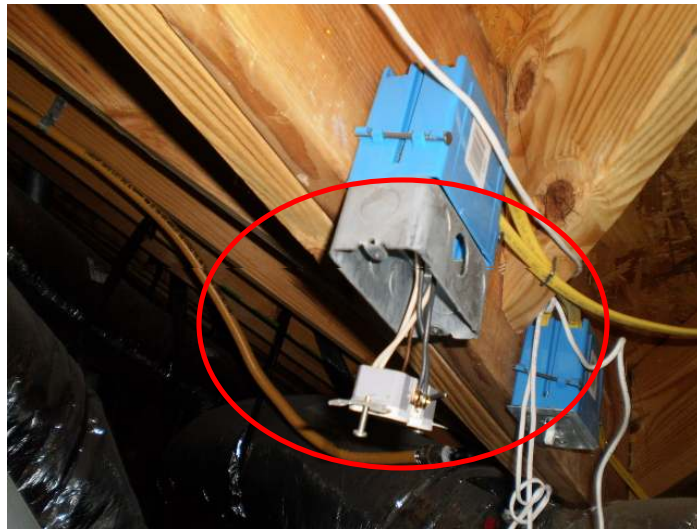
One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located in the outdoor cooking equipment.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D



More than one receptade has not been mounted in the box. This was observed in the media room and in the attic.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

No ground fault circuit interrupter (GFCI) protection was observed for the receptacle in the media room sink.



One or more of the light fixtures appear to be inoperative in various locations. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS **A. Heating Equipment**

Type of System:

Comments:

Normal Δ range 30° - 50°

These components appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

 B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

Normal Δ range 15° - 21°**Main Central Cooling System – Energy Source: Electric**Today's Temperature Differential (Delta-T): 24 Degrees

Approximate System Size: 4 ton

Location: At Attic Unit

Manufacturing Date: 2007

Upstairs Central Cooling System – Energy Source: ElectricToday's Temperature Differential (Delta-T): 20 Degrees

Approximate System Size: 4 ton

Location: At Attic Unit

Manufacturing Date: 2007

South Central Cooling System – Energy Source: ElectricToday's Temperature Differential (Delta-T): 23 Degrees

Approximate System Size: 3 ton

Location: At Attic Unit

Manufacturing Date: 2007

Office Central Cooling System – Energy Source: ElectricToday's Temperature Differential (Delta-T): 20 Degrees

Approximate System Size: 2 ton

Location: At Interior Closet Unit

Manufacturing Date: 2007

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

Main Central Cooling System

Damage to the evaporator coil housing was observed and will need to be improved.



Note: Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency. This was observed at all units. This is a common location for air loss and is simple to improve.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

Upstairs Unit

The cover to the furnace is not properly secured. Minor adjustments are needed.



C. Duct Systems, Chases and Vents - Comments:

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

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

IV. PLUMBING

A. Water Supply System and Fixtures

Location of water meter: Side yard

Location of main water supply valve: Side yard

Static water pressure reading: 60 - 70 psi

Comments:



A leaking shut off valve at the pool equipment was observed. Minor repairs needed.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

Master Bathroom

The master tub needs to be re-caulked



B. Drain, Wastes and Vents - Comments:

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

C. Water Heating Equipment

Water Heater – Energy Source: Gas

Location: Attic
Approximate Capacity: 38 Gallons
Approximate Age: 2006

Water Heater – Energy Source: Gas

Location: Attic
Approximate Capacity: 38 Gallons
Approximate Age: 2006

Neither of the pilot lights for the water heaters was lit.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

The drip (dirt) leg for the water heater gas piping should be turned down.



There was a gas leak detected at or around the gas flex connector for the WH furthest from the attic opening.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

D. Hydro-Massage Therapy Equipment - Comments:

The hydro-massage therapy motor is not properly bonded.



The receptacles for the pumps have not been wired therefore the equipment was not tested.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

V. APPLIANCES

A. Dishwasher - Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

B. Food Waste Disposer - Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

C. Range Exhaust Vent - Comments:

This equipment was not operating at the time of inspection.

D. Ranges, Cooktops, and Ovens - Comments:

There was a gas leak detected at or around the gas shutoff valve.



E. Microwave Oven - Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

F. Trash Compactor- Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

 G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

 H. Garage Door Operators - Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

 I. Doorbell and Chimes - Comments:

The doorbell and/or associated components appear to be inoperative.

 J. Dryer Vents - Comments:

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

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I NI NP D

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems - Comments:

Station 3

One or more of the sprinkler heads in this station are damaged and/or missing.
Various locations

One or more of the sprinkler heads in this station need to be adjusted so to disperse water properly.

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction: Guinite

Comments:

All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.



Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

The gas piping to the pool furnace does not appear to be connected.

Company Disclaimer

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surface water leaks, either expressed or implied.

Specific limitations for swimming pools, spas, hot tubs, and equipment.
 The inspector is not required to:

- C.** dismantle or otherwise open any components or lines;
- D.** operate valves;
- E.** uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- F.** fill the pool, spa, or hot tub with water;
- G.** inspect any system that has been winterized, shut down, or otherwise secured;
- H.** determine the presence of sub-surface water tables; or
- I.** inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

J. Outbuildings - Comments:

K. Outdoor Cooking Equipment

Energy Source: Gas

Comments:

The igniter was not operative at the time of this inspection.

It is recommended to seal around the gas grill. This will prevent rain water from entering the access compartment below.



L. Gas Supply Systems - Comments:

M. Other Built-in Appliances - *Comments:*

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

STRUCTURAL SYSTEMS

1. In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.
2. The soil line is too high on the east side of the house. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.
3. A broken tile was observed on the rear slope adjacent the patio and on the south slope.
4. The exterior stucco type veneer/dadding has inadequate clearance from the concrete flatwork. Most manufacturers require a minimum of 2-inches of clearance from all concrete flatwork.
5. The weep holes in the flashing (bead casing/weep screed) for the stucco have been covered in various locations. Most stucco homes are finished with an elastomeric paint which is impervious to water and this flashing is the only effective way to drain any moisture that may collect in and or behind the stucco. Improvement is recommended.
6. Bead board wainscoting in the utility room is not properly secured to the wall in several locations.
7. NOTE: this is a common observation and the improvement is fairly simple.
8. There are no visible control / expansion joints in all of the required areas.
9. A piece of tile is missing behind the commode in the upstairs south bathroom.
10. Damaged t-astragal trim at the front of the house was observed. Minor repairs needed.
11. Header lock for an exterior door in the office is not working properly.
12. Striker plate for this door is not properly secured.
13. Adjustments to this door will need to be made in order to seal properly.
14. French doors into the office have minor damage to the veneer and will also need adjustments to close properly.
15. Minor adjustments are needed for the door into the SE bedroom.
16. NOTE: Scratched door glass in the front office was observed.
17. The size and/or orientation of the step "risers" in the pool area may make the stairway difficult to negotiate. This condition should be altered for improved safety.
18. Fogged glass at the fireplace was observed and may need to be improved.
19. ***Please be aware the glass front of this fireplace will reach extreme temperatures and is a recognized hazard to small children. It is recommended to; only operate this fireplace with the presence of some type of protective screen/barrier.***
20. Under current building standards, a landing should be present for the stairs at the garage entry door.

ELECTRICAL SYSTEMS

21. Arc-Fault Protection (AFCI)
22. This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.
23. ***This is an "as-built" condition***, but *Per TREC standards of practice we are required to report this condition as a deficiency.* Some items reported as Deficient may be considered upgrades to the property.
24. White wires in the main panel being used as a hot lead should be properly marked. This is usually achieved using colored electrical tape. Color coated wires is universal and helps electricians identify hot, neutral and ground and does effect the manner or procedure in which they work. This condition should be improved

25. One or more of the receptacles were observed to be loose at the wall mount in various locations.
26. One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the rear wall of the living area.
27. One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located in the outdoor cooking equipment
28. More than one receptacle has not been mounted in the box. This was observed in the media room and in the attic.
29. No ground fault circuit interrupter (GFCI) protection was observed for the receptacle in the media room sink.
30. One or more of the light fixtures appear to be inoperative in various locations. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

31. Main Central Cooling System

32. Damage to the evaporator coil housing was observed and will need to be improved.
33. **Note:** Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency. This was observed at all units. This is a common location for air loss and is simple to improve.

34. Upstairs Unit

35. The cover to the furnace is not properly secured. Minor adjustments are needed.
36. PLUMBING
37. A leaking shut off valve at the pool equipment was observed. Minor repairs needed.

38. Master Bathroom

39. The master tub needs to be re-caulked
40. Neither of the pilot lights for the water heaters was lit.
41. The drip (dirt) leg for the water heater gas piping should be turned down.
42. There was a gas leak detected at or around the gas flex connector for the WH furthest from the attic opening.
43. The hydro-massage therapy motor is not properly bonded.
44. The receptacles for the pumps have not been wired therefore the equipment was not tested.

APPLIANCES

45. **Range Exhaust Vent**
46. This equipment was not operating at the time of inspection.
47. **Ranges, Cooktops, and Ovens**
48. There was a gas leak detected at or around the gas shutoff valve.
49. The doorbell and/or associated components appear to be inoperative.

OPTIONAL SYSTEMS

50. Station 3

51. One or more of the sprinkler heads in this station are damaged and/or missing.
52. Various locations
53. One or more of the sprinkler heads in this station need to be adjusted so to disperse water properly
54. All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
55. Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

56. The gas piping to the pool furnace does not appear to be connected.

57. **Outdoor Cooking Equipment**

58. The igniter was not operative at the time of this inspection.

59. It is recommended to seal around the gas grill. This will prevent rain water from entering the access compartment below.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Property was: Occupied Client Present during Inspection: No Termite Warranty Offered: Yes Termite Inspection: Paid in full

Name of Inspection Company: **Nunnallee Inspections LLC 17050 Trail of the Woods, Austin, TX 78734**
512-293-6839 SPCB Business License Number# **13929**

4A. _____ Seller Agent Buyer Management Co. Other
 Name of Person Purchasing Inspection

Inspected Address Telephone No.
 1D. **William Kyle Nunnallee** 1.E Certified Applicator (check one)
 Name of Inspector (Please Print) Technician
 2. _____ 3. _____
 Case Number (VA/FHA/Other) Inspection Date

4B. **Not Determined**
 Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer
 (Under the Structural Pest Control Service of the Texas Department of Agriculture regulations only the purchaser of the service is required to receive a copy)

SCOPE OF INSPECTION AGREEMENT

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structures will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. (Defacing and removal of parts and components of the structure is outside Acme Pest Controls scope of inspection). Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company (Acme Pest Control and its Inspectors, employees and agents) cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible. In most cases the amount of damage cannot be determined without defacing the property and defacing the property is outside the scope of this inspection.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company (Acme Pest Control) usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action needed should be performed by a qualified expert and prior to closing if invalid in a real estate transaction.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure (refer to section 8 of this report), (2) there is visible evidence of a previous infestation with no evidence of a prior treatment (refer to section 8 of this report).
- J. If treatment is recommended based solely on the presence of conducive conditions (section 7B of this report), a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Nunnallee Inspections LLC Additional Statements Included in the Scope of Inspection Agreement that are not Promulgated by the Structural Pest Control Board

- A. This inspection is only good for the date and time of the inspection. Nunnallee Inspections LLC, its Inspectors, employees and agents will not guarantee or warrant the absence of any wood destroying insect. Due to the characteristics and behavior of various wood destroying insects, the insects may not be visible or detectable on the date and time of the inspection. Even with the best inspection, termites can remain hidden and unnoticed for a long period of time. Swarming of wood destroying insects can occur in a short amount of time and may be the first signs of the presence of wood destroying insects that were not detectable at the time of the original inspection. If swarming occurs after the date and time of the original inspection and active wood destroying insects were not detectable at the time of the original inspection. Nunnallee Inspections LLC, its Inspectors, employees and agents cannot be liable for the non-detectable infestation and will not assume any liability for corrective actions needed and will not assume liability for non-detectable wood damage.
- B. Nunnallee inspections Pest Control Standard Operational Inspection Procedures: The Inspector will perform a visual inspection of the visible and accessible foundation perimeter beam (slab-on-grade foundation), visual inspection of the visible and accessible exterior perimeter beam and accessible interior perimeter beam and piers (pier-&-beam foundation), probe visible and accessible exterior wood for active or signs of previous activity of a wood destroying insects, visual inspection of the structures accessible interior walls, ceiling, baseboards and cabinetry and visual inspection of the accessible areas of the attic. The inspector will not deface the structure, cut holes, remove panels, pull back carpet, lift floor treatments, cut holes in the floors, wall or ceilings, move boxes, furniture, personal items or effects. The inspector will then complete this WDIR using the SPCB required standards for completing this form. These standards can be provided to you upon request.
- C. **Additional Information from Nunnallee Inspections LLC. AREAS OF POTENTIAL NON-VISIBLE WOOD DESTROYING INSECT ACTIVITY AREAS ARE LISTED BUT NOT LIMITED TO THE FOLLOWING:** In the wall voids at the bathroom bathtraps and shower stalls/enclosures, plumbing penetrations within the construction wall voids, below high soil lines, behind heavy foliage, non-visible slab joints, non-visible slab cracks, under and/or behind decks and/or raised patios, behind cosmetic repairs of the foundation beam, within sill plates and between sub-floors and any other area that the Inspector marks as inaccessible in section 6B of this report. Nunnallee Inspections LLC and its Inspectors, employees and agents will not assume any liability for active infestation of a wood destroying insect that is not visible and/or accessible to the Inspector at the time of the original inspection.
- D. The Inspector will do his/her best to access and to inspect all accessible and visible areas and/or components of the structure. This inspection is only good for the date and time of this inspection and Nunnallee Inspections LLC, its Inspectors, employees and agents will not assume any liability for non-accessible areas and non-visible wood destroying insects. If for any reason you are unhappy with the performance of the Inspector, his/her findings or unwilling to accept the scope of this inspection. Nunnallee Inspections LLC will be more than happy to refund to you the cost of this inspection within ten business days from the date of the original inspection. The refund is contingent on you surrendering all copies of this inspection report back to Nunnallee Inspections LLC and you releasing Nunnallee Inspections LLC, its employee and its agents from all future liabilities to the inspected property. This refund cannot be made if the report has already been used to close on a real estate transaction.

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection):

Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)

Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)

Other Inspected Structures:

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6A. Were any areas of the property obstructed or inaccessible? Yes No

(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

- | | | | | | | | |
|---|-------------------------------------|----------------------|-------------------------------------|--|-------------------------------------|----------------|-------------------------------------|
| Attic | <input type="checkbox"/> | Plumbing Areas | <input checked="" type="checkbox"/> | Planter box abutting structure | <input type="checkbox"/> | Slab Joints | <input checked="" type="checkbox"/> |
| Attic Partially Accessible | <input checked="" type="checkbox"/> | Bath-trap(s) | <input checked="" type="checkbox"/> | Below or Behind High Soil Grade | <input checked="" type="checkbox"/> | Cracks in Slab | <input checked="" type="checkbox"/> |
| Insulated areas of attic | <input checked="" type="checkbox"/> | Construction Voids | <input checked="" type="checkbox"/> | Wood Pile in Contact with Structure | <input type="checkbox"/> | Crawl Space | <input type="checkbox"/> |
| Inside Eaves | <input checked="" type="checkbox"/> | Recent Renovation(s) | <input type="checkbox"/> | Behind Personal Effects / Furniture | <input checked="" type="checkbox"/> | Sub Floors | <input type="checkbox"/> |
| Deck | <input type="checkbox"/> | Blocked/Stored Areas | <input checked="" type="checkbox"/> | Debris Piled Next to Structure | <input type="checkbox"/> | Weepholes | <input type="checkbox"/> |
| Behind Storage in Garage | <input type="checkbox"/> | Under Floor Covering | <input checked="" type="checkbox"/> | Crawl Space Partially Accessible | <input type="checkbox"/> | Heavy Foliage | <input type="checkbox"/> |
| Raised Concrete, Brick and/or Stone at Patio/Porch(s) | <input type="checkbox"/> | | | Behind Foundation Beam Cosmetic Repair | <input checked="" type="checkbox"/> | | |
| Foundation Corner Pops | <input checked="" type="checkbox"/> | | | Foundation Plumbing Penetrations | <input checked="" type="checkbox"/> | | |

Other Specify: _

7A. Conditions conducive to wood destroying insect infestation: Yes No

(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

- | | | | | | |
|-------------------------------|-------------------------------------|--------------------------------------|--------------------------|--|-------------------------------------|
| Wood to Ground Contact (G) | <input checked="" type="checkbox"/> | Standing Water in Crawl Space (SW) | <input type="checkbox"/> | Wood Pile in Contact with Structure or within Dripline (Q) | <input type="checkbox"/> |
| Formboards left in place (I) | <input type="checkbox"/> | Planter box abutting structure (O) | <input type="checkbox"/> | Wooden Fence in Contact with the Structure (R) | <input type="checkbox"/> |
| Excessive Moisture (J) | <input type="checkbox"/> | Debris under or around structure (K) | <input type="checkbox"/> | Footing soil line too high (L) | <input checked="" type="checkbox"/> |
| Footing soil line too low (L) | <input type="checkbox"/> | Insufficient ventilation (T) | <input type="checkbox"/> | Tree Branches in Contact with Roof Structure (TB) | <input type="checkbox"/> |
| Heavy Foliage (N) | <input type="checkbox"/> | Wood Rot (M) | <input type="checkbox"/> | Flowerbed Wood Formers within Dripline (F) | <input type="checkbox"/> |
| Other (C) | <input type="checkbox"/> | Specify Other: | | | |

- Wood Fence within Drip Line (Conducive by Design) (WF)
- Wood Deck in Contact with Structure (Conducive by Design) (WD)
- Planter Box abutting Structure (Conducive by Design) (OD)
- Wood in concrete expansion joints. (Conducive by Design)
- Plumbing penetrations (Conducive by Design)

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
	Yes	No	Yes	No	Yes	No
8A. Subterranean Termites:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8B. Dry wood Termites:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: _

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: N/A

8G. Visible evidence of N/A has been observed in the following areas:

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes [] No [x]
If "Yes," specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection) Yes [] No [x]

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes [x] No []

Specify reason: The high soil lines needs to be corrected.
Refer to Scope of Inspection Part J

10A. This Company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed at this time.
If treating for subterranean termites, the treatment was: Partial [] Spot [] Bait [] Other []

If treating for dry wood termites or related insects, the treatment was: Full [] Limited []

10B. N/A N/A N/A
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes [] No [x] List Insects: Nunnallee Inspections carries no warranty on this property expressed or implied
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

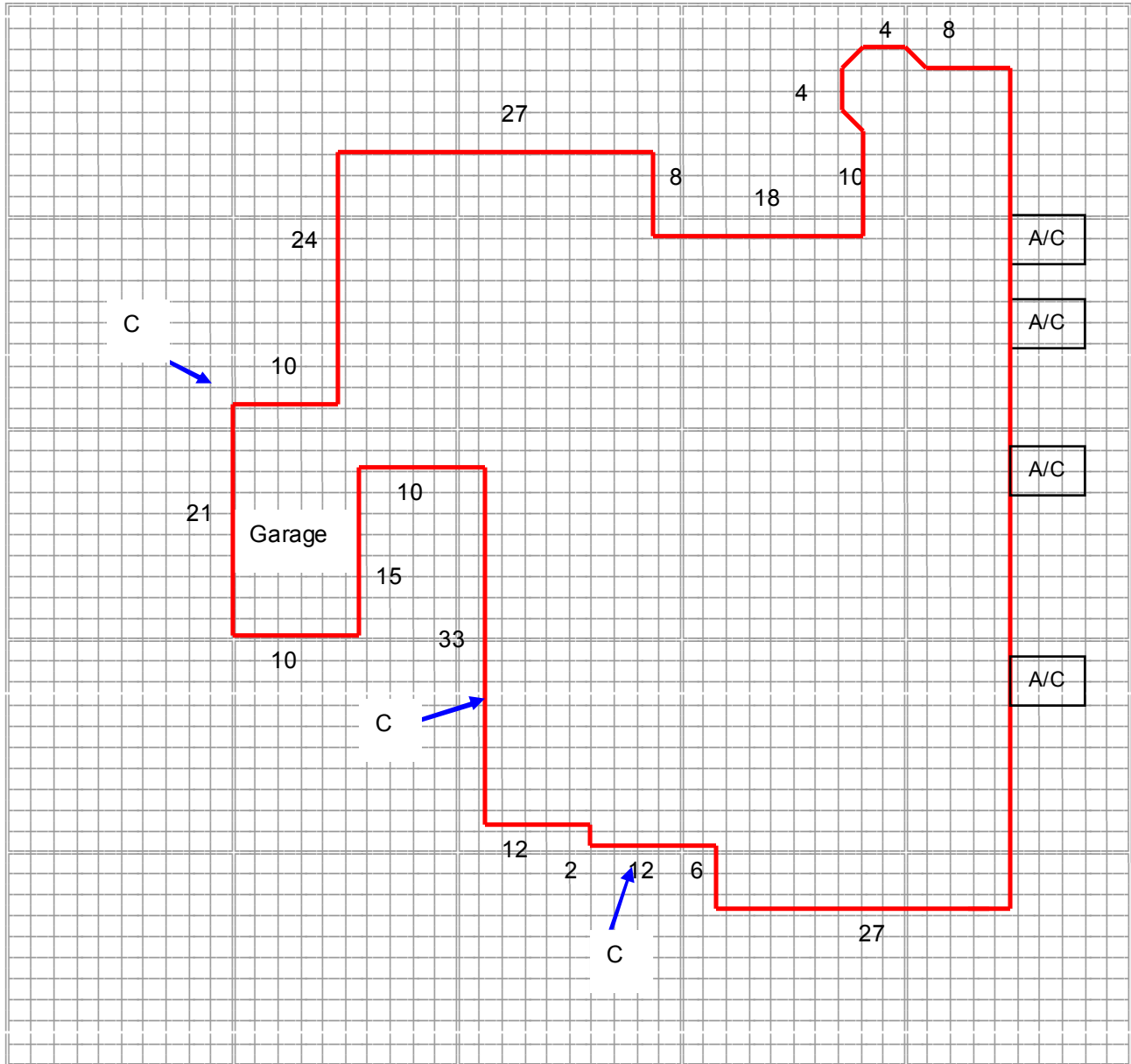
TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT
Diagram of Structure(s) Inspected

Foundation Type: **Slab on Ground** Primary Use: Residential

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:

- (E)=Evidence of Infestation, (A)=Active; (P)=Previous; (D)=Dry wood Termites; (S)=Subterranean Termites;
- (F)=Formosan Termites; (C)=Conducive Conditions; (B)=Wood Boring Beetles; (H)=Carpenter Ants;
- (X)=Drill Holes (BS)=Bait Stations Other(s) - Specify _____

Diagram is not to scale



(Front of structure faces the bottom of page.)

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Additional Comments There are no visible active wood destroying insects found at the time of this inspection.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Notice to Client: There is always a possibility of the presence of undetectable activity of wood destroying insects. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible.

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Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

Notice of Inspection Was Posted At or Near

11A. Kyle Nunnallee 12A.
Inspector

- Electric Breaker Box
Water Heater Closet
Bath Trap Access
Beneath the Kitchen Sink

Approved:

11B. Kyle Nunnallee #46119 12B.
Certified Applicator and Certified Applicator License Number

Date Posted
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read, understand, agree to and signed the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report. If additional information is attached, list number of pages: Texas Real Estate Inspection Report

Signature of Purchaser of Property or their Designee

Date

X
[Signature lines]

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INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of replacement or repair; or
3. Further evaluation by an expert is recommended.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
 2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
 3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection;
- and

4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Signature: _____ Date: _____ Day: _____

Inspector: William Kyle Nunnallee Date: _____