



YOUR INSPECTION REPORT

Excellence in home inspection.

PREPARED BY:

Jason Lewis, TREC #25963



FOR THE PROPERTY AT:

[REDACTED]
Blessing, TX 77419

PREPARED FOR:

JASON LEWIS

INSPECTION DATE:

Monday, January 2, 2023



Cross Country Home Inspections, LLC

P.O. Box 20

Blessing, TX 77419

972-310-8320

www.xcinspections.com

jason@xcinspections.com





PROPERTY INSPECTION REPORT FORM

Jason Lewis <i>Name of Client</i>	Mon, Jan 02, 2023 <i>Date of Inspection</i>
, Blessing, TX <i>Address of Inspected Property</i>	
Jason Lewis <i>Name of Inspector</i>	TREC #25963 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Masonry block, Crawlspace, Not visible

Foundation Performance Opinion: No deficiencies noted

Comments:

- Foundations\General notes: **One or more of the foundation perimeter corners were observed to be sheared off (corner pop). This is a common condition and is due to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.**

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: Walking the roof surface

Comments:

- Sloped roof flashings\Roof jacks: **Installation poor Location(s): East Exterior Roof**
- Sloped roof flashings\Chimney flashings: **Per current accepted trade practices, a chimney greater than 30" in width at the roof should have a cricket at the back side to prevent water penetration.**
- Sloped roof flashings\Drip edge flashings: **Too short Location(s): East Exterior Wall**

D. Roof Structures and Attics

Viewed From: No access was gained to the roof structure/attic

Approximate Average Depth of Insulation:

Comments:

E. Walls (Interior and Exterior)

Comments:

- Walls\Trim: **Caulking missing or deteriorated Location(s): Various Exterior Wall**

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

- Doors\Hardware: **Loose Location(s): Back door**

H. Windows

Comments:

I. Stairways (Interior and Exterior)

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I	NI	NP	D
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Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- Porches, decks, stairs, patios and balconies\Handrails and guards: **Missing**

L. Other

Comments:

- Recommendations\Overview: **No access to attic**

Location(s): **Entire attic**

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - non-metallic sheathed

Comments:

- Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at:

Kitchen counters

Notes: **The ground fault circuit interrupter (GFCI) devices for the kitchen area do not appear to be functioning properly at the time of this inspection. This condition should be corrected for reasons of safety.**

Location(s): **Kitchen**

- Distribution system\Smoke alarms (detectors): **Missing** Location(s): **Master bedroom**

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

B. Cooling Equipment

Type of Systems:

Comments:

C. Duct Systems, Chases, and Vents

Comments:

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I	NI	NP	D
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D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

Location of main water supply valve:

Static water pressure reading:

Type of supply piping material:

Comments:

- *Fixtures and faucets\Basin, sink and laundry tub: Leak*

B. Drains, Wastes, and Vents

Type of drain piping material:

Comments:

C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:

- Appliances\Dryer: **Dryer vent obstructed**
- Appliances\Dryer: **Per current accepted trade practices, the termination of the dryer vent at the exterior wall should not be covered with a screen. Due to this condition, I recommend the dryer vent tube be cleaned by an industry specialist and the screen removed.**

I. Other
Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:

C. Outbuildings
Comments:

D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems
Type of System:
Location of Drain Field:
Comments:

- Private sewage disposal system\Observations: **Private Sewage Disposal systems are discussed in the information that follows.**

F. Other Built-in Appliances

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I	NI	NP	D
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Comments:

G. Other

Comments:

LIMITATIONS

Roofing

- Inspection performed: **By walking on roof**

Exterior

- Not included as part of a building inspection: **Underground components (e.g., oil tanks, septic fields, underground drainage systems)**

Structure

- Attic/roof space: **No access**
- Crawlspace: **No access**
- Not included as part of a building inspection: **Visible mold evaluation is not included in the building inspection report**

Electrical

- Panel covers: **Disconnect covers are not removed by the building inspector** *Distribution panel covers are removed to inspect internal components unless otherwise noted in this report. Covers are not removed from main disconnects for safety reasons.*
- Not included as part of a building inspection: **Load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection.**
- Not included as part of a building inspection: **Telephone, video, audio, security system, landscape lighting.**
- Not included as part of a building inspection: **Testing of smoke and/or carbon monoxide alarms**
- Not included as part of a building inspection: **Amperage, voltage, and impedance measurements**
- Not included as part of a building inspection: **Determination of the age of smoke and carbon monoxide alarms**

Heating

- Not included as part of a building inspection: **Heat loss calculations**
- Not included as part of a building inspection: **Interiors of vent systems, flues, and chimneys**
- Not included as part of a building inspection: **Heat exchangers**
- Not included as part of a building inspection: **Humidifiers and dehumidifiers**
- Not included as part of a building inspection: **Electronic air cleaners**
- Not included as part of a building inspection: **Heat/energy recovery systems**

Cooling & Heat Pump

- Not included as part of a building inspection: **Electronic air cleaners**

Insulation and Ventilation

- Inspection limited/prevented by lack of access to: **Attic**

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- Inspection limited/prevented by lack of access to: **Crawlspace**
- Attic inspection performed: **blank note**

Plumbing

- Not included as part of a building inspection: **Underground waste or sanitary sewer pipes within and beyond the footprint of the building.**
- Not included as part of a building inspection: **Washing machine connections**
- Not included as part of a building inspection: **Not readily accessible interiors of vent systems, flues, and chimneys**
- Not included as part of a building inspection: **Wells, well pumps, and water storage related equipment**
- Not included as part of a building inspection: **Water conditioning systems**
- Not included as part of a building inspection: **Geothermal water heating systems**
- Not included as part of a building inspection: **Fire extinguishers and sprinkler systems**
- Not included as part of a building inspection: **Landscape irrigation systems**
- Not included as part of a building inspection: **Septic systems**

Interior

- Not included as part of a building inspection: **Inspections for spores, fungus, mold or mildew are beyond the scope of a professional home inspection and are available from environmental specialists. Wherever water damage is identified during a home inspection, concealed mold or mildew may be present. If anyone in the home suffers from allergies or heightened sensitivity to air quality issues, we strongly recommend that you consult a qualified environmental consultant for further evaluation.**
- Appliances: **The inspection of the interior of the home includes a visual examination of a representative sample of the readily accessible features to identify functional performance issues. Cosmetic issues are beyond the scope of a home inspection.**

END OF TREC REPORT
(Additional Information Follows)



April 7, 2023

Dear Jason Lewis,

RE: Report No. 1003, v.3

[REDACTED]
Blessing, TX
77419

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Jason Lewis
on behalf of
Cross Country Home Inspections, LLC

Cross Country Home Inspections, LLC
P.O. Box 20
Blessing, TX 77419
972-310-8320
www.xcinspections.com
jason@xcinspections.com

AGREEMENT

[REDACTED], Blessing, TX January 2, 2023

PARTIES TO THE AGREEMENT

Company

Cross Country Home Inspections,
LLC
P.O. Box 20
Blessing, TX 77419

Client

Jason Lewis
[REDACTED]
Blessing, TX 77419

Total Fee: \$

This is an agreement between Jason Lewis and Cross Country Home Inspections, LLC.

InterNACHI Home Inspection Agreement - TX

Rev 8-18-21

THIS AGREEMENT is made this _____ day of _____, 20__, by and between Cross Country Home Inspections, LLC (hereinafter "INSPECTOR") and the undersigned ("CLIENT"), collectively referred to herein as "the Parties." The Parties understand and voluntarily agree as follows:

- 1. Permission to Enter Property:** The CLIENT is responsible for ensuring that the INSPECTOR has permission to enter the Inspected Property to perform the home inspection on the date scheduled. The INSPECTOR is not responsible for any disruption in the inspection process caused by construction, renovations, painting, cleaning, or any other activity occurring at the Inspected Property at the time of the inspection.
- 2. Assumption of Risk of Injury:** The INSPECTOR has no knowledge or information concerning the conditions of the Inspected Property and will not see any conditions until the time of the home inspection. The CLIENT is encouraged to attend the home inspection but assumes all risks and responsibility for any injury (including, but not limited to, personal injury, bodily injury, disability, and death), illness, damage, loss, claim, liability, or expense of any kind, that CLIENT may experience or incur in connection with attending the home inspection. CLIENT releases, discharges, and holds harmless INSPECTOR, its employees, agents, and representatives, of and from any such claims, including all liabilities, claims, actions, damages, costs, or expenses of any kind arising out of or relating to attending the home inspection.
- 3. Scope of Services:** The INSPECTOR agrees to provide professional home inspection services to the CLIENT in conformance with the standards, limitations, exceptions, and exclusions as contained in The Rules of the Texas Real Estate Commission, 22 TAC 535.201, et seq., (TREC Standards), and this Agreement. Although the INSPECTOR agrees to follow the TREC Standards, CLIENT understands that these Standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over the INSPECTOR or representations made by the INSPECTOR and does not supervise the INSPECTOR. The inspection is a non-invasive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection. The inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The inspection will include the following systems and components of the Inspected Property, if present, visible and accessible: structural; heating, ventilation and air conditioning; plumbing; electrical; and appliances.
- 4. Home Inspection Report:** The CLIENT and the INSPECTOR agree that the INSPECTOR will prepare a Home Inspection Report that shall note observed deficiencies and other items required to be reported. The Home Inspection Report shall include: (a) the name and license number of each inspector who participated in performing the inspection, as well as the name(s) and license number(s) of any supervising real estate inspector(s) and sponsoring professional

inspector(s), if applicable; (b) the address or other unique description of the Inspected Property on each page of the Report; and (c) the CLIENTS name. The Home Inspection Report will be in the form approved by the Texas Real Estate Commission, or will be written in accordance with 22 TAC 535.223.

5. General Exclusions: An inspection IS NOT technically exhaustive. An inspection WILL NOT identify concealed or latent defects, or deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. An inspection DOES NOT include items not permanently installed. The inspection services DO NOT INCLUDE any action, system or component specifically excluded from the scope of work in any provision of the TREC Standards. The INSPECTOR IS NOT REQUIRED TO INSPECT: (a) items other than those listed within the TREC Standards; (b) elevators; (c) detached buildings, decks, docks, fences, waterfront structures, or related equipment; (d) anything buried, hidden, latent, or concealed; (e) sub-surface drainage systems; (f) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or (g) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios. The INSPECTOR IS NOT REQUIRED TO REPORT: (a) past repairs that appear to be effective and workmanlike except as specifically required by the TREC Standards; (b) cosmetic or aesthetic conditions; or (c) wear and tear from ordinary use. The INSPECTOR IS NOT REQUIRED TO DETERMINE: (a) the presence or absence of pests, termites, or other wood-destroying insects or organisms; (b) the presence, absence, or risk of: (i) asbestos; (ii) lead-based paint; (iii) mold, mildew; (iv) corrosive or contaminated drywall; or (v) any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; (c) types of wood or preservative treatment and fastener compatibility; (d) the cause or source of a condition; (e) the cause or effect of deficiencies; (f) any of the following issues concerning a system or component: (i) insurability or warrantability; (ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs; (iii) recalls, counterfeit products, or product lawsuits; (iv) life expectancy or age; (v) energy efficiency, vapor barriers, or thermostatic performance; (vi) compliance with any code, listing, testing or protocol authority; (vii) utility sources; or (viii) manufacturer or regulatory requirements, except as specifically required by the TREC Standards. The INSPECTOR IS NOT REQUIRED TO ANTICIPATE FUTURE EVENTS OR CONDITIONS, INCLUDING BUT NOT LIMITED TO: (a) decay, deterioration, or damage that may occur after the inspection; (b) deficiencies from abuse, misuse or lack of use; (c) changes in performance of any component or system due to changes in use or occupancy; (d) the consequences of the inspection or its effects on current or future buyers and sellers; (e) common household accidents, personal injury, or death; (f) the presence of water penetrations; or (g) future performance of any item. The INSPECTOR IS NOT REQUIRED TO: (a) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices; (b) designate conditions as safe; (c) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services; (d) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports; (e) verify sizing, efficiency, or adequacy of the ground surface drainage system; (f) verify sizing, efficiency, or adequacy of the gutter and downspout system; (g) operate recirculation or sump pumps; (h) remedy conditions preventing inspection of any item; (i) apply open flame or light a pilot to operate any appliance; (j) turn on decommissioned equipment, systems or utility services; or (k) provide repair cost estimates, recommendations, or re-inspection services. The INSPECTOR IS NOT REQUIRED TO DETERMINE: whether any system or component of the Inspected Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products, or by-products, including, but not limited to, methamphetamines, and including, all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities. The CLIENT and the INSPECTOR agree that the scope of the inspection to be performed pursuant to this Agreement DOES NOT INCLUDE decay of the interior of logs in log walls, log foundations or roofs, or similar defects in log homes, log structures or similar log construction. The CLIENT and the INSPECTOR agree that the INSPECTOR IS NOT REQUIRED TO PERFORM any action or task specifically excluded from the scope of a home inspection as contained in the TREC Standards, whether or not specifically identified herein.

6. No Liability for Third-Party Service Providers: The INSPECTOR may, where appropriate, recommend third-party service providers to supply goods and/or services to CLIENT in accordance with the home inspection services. CLIENT understands and agrees that the INSPECTOR bears no legal or contractual responsibility to the CLIENT for any actions or inactions of any such third-party service provider. No third-party service provider shall have the authority to incur or create any liability or obligation in the name of the INSPECTOR, or for which the INSPECTOR shall be liable to another.

7. No Liability for Third-Party Reliance on Inspection Report: The inspection and home inspection report are for the use of CLIENT only. INSPECTOR may also provide a copy of the home inspection report to the CLIENTS real estate agent or attorney. INSPECTOR has permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties only with written consent of CLIENT. CLIENT shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation of the content of the report by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR from any liability whatsoever.

8. Inspection Fee & Additional Fees: The Inspection Fee identified above is due prior to or immediately upon completion of the physical inspection of the Inspected Property. If the Inspection Fee is not paid as required herein, the INSPECTOR has no obligation to release the home inspection report, or any other information concerning the inspection or the Inspected Property, until the Inspection Fee is paid in full. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the CLIENT. There is a \$50.00 service charge for returned checks. A finance charge of one and one-half percent (1.5%) per month, eighteen percent (18%) per year, will apply to all obligations not paid pursuant to the terms contained herein. CLIENT agrees that in addition to any service charges or interest, the CLIENT shall be responsible for all legal fees and costs incurred by the INSPECTOR to collect the fees due under this Agreement. The CLIENT agrees that the provisions of Paragraph 11 of this Agreement do not apply to any legal fees and costs incurred by the INSPECTOR to collect the fees due.

9. Responsibility for Return Inspections: The CLIENT understands that if any systems and/or components of the Inspected Property cannot be inspected due to unforeseen circumstances during the inspection, it is the CLIENTS duty to contact the INSPECTOR should the CLIENT want the INSPECTOR to return to the Inspected Property later to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report.

10. Severability: If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the Parties. The indemnities and assumptions of liabilities and obligations herein shall continue in full force and effect after and notwithstanding the termination of this Agreement.

11. LIQUIDATED DAMAGES & LIMITATION OF LIABILITY: INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for any claims against the INSPECTOR, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special, or incidental damages or for the loss of the use of any portion of the Inspected Property. The Parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk between the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee. The CLIENT understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

AGREEMENT

[REDACTED], Blessing, TX January 2, 2023

12. Disclaimer of Warranties: Unless specified in this Agreement, all express or implied conditions, representations, and warranties, including any implied warranty of merchantability, fitness for a particular purpose or non-infringement are disclaimed, except to the extent that these disclaimers are held to be legally invalid.

13. Notice of Claims: The CLIENT agrees that any claim for failure of the INSPECTOR to fulfill its obligations under this Agreement shall be made in writing to the INSPECTOR upon discovery. The CLIENT also agrees to allow the INSPECTOR ten (10) days to come to the Inspected Property to observe, photograph, inspect and evaluate any condition complained of by the CLIENT to the INSPECTOR and not to make, or allow others to make, any alteration to the claimed condition until the INSPECTOR has had the opportunity to inspect and evaluate the claimed condition.

14. Governing Law & Jurisdiction: All issues and questions concerning the construction, validity, enforcement, and interpretation of this Agreement shall be governed by, and construed in accordance with, the laws of the state where the Inspected Property is situated, without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than the state where the Inspected Property is located. The parties agree that any litigation arising out of this Agreement, or any services provided by the INSPECTOR shall be filed only in the court having jurisdiction in the county in which the INSPECTOR has its principal place of business.

15. LIMITATION ON TIME TO INITIATE ANY LEGAL ACTION: Any legal action, dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report must be initiated within one (1) year from the date of the delivery of the home inspection report to the CLIENT, regardless of when the CLIENT first discovers the facts supporting such possible claims as identified herein. Failure to initiate said action within one (1) year of the date of services shall be a complete bar to any such action a full and complete waiver of any rights, actions or causes of actions that may have arisen thereon. This period may be shorter than otherwise provided by state law.

16. No Assignments Permitted: CLIENT may not assign all or any portion of his/her/their rights or obligations under this Agreement. Subject to the preceding, this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the Parties hereto and their respective heirs, legal representatives, successors, and assigns. This Agreement does not create and shall not be construed or deemed to create any rights or benefits enforceable by or for the benefit of any person or entity other than the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

17. Entire Agreement: This Agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

18. Acceptance of Terms: CLIENT agrees that he/she/they have read, understand, and agree to all the terms and conditions on all pages of this Agreement, including the limitations and exclusions, and agree(s) to pay the fee shown according to the terms stated herein. The CLIENT can consult with legal counsel, or any other person or entity, before signing this Agreement. CLIENT acknowledges that if CLIENT does not agree with any of the terms of this Agreement, CLIENT has the option to retain another inspection company.

AGREEMENT

Report No. 1003, v.3

www.xcinspections.com

[REDACTED], Blessing, TX January 2, 2023

CLIENTS Signature: _____ Date: _____

CLIENT'S Name: _____

Please Print

INSPECTORS Signature: _____ Date: _____

INSPECTORS Name: _____ Jason Allen

Lewis _____

Please Print

I, Jason Lewis (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

Note: For the purpose of this report the building is considered to be facing **East**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ Roof jacks

Condition: • Installation poor

Implication(s): Chance of water damage to structure, finishes and contents

Location: East Exterior Roof

Task: Repair

Time: Immediate

Structure

RECOMMENDATIONS \ Overview

Condition: • No access to attic

Implication(s): Possible concealed damage to structure, missing insulation, etc.

Location: Entire attic

Task: Gain access and inspect to verify there are no issues with the structure, insulation, etc.

Time: As soon as possible

FOUNDATIONS \ Crawlspace

Condition: • No access to crawlspace

Implication(s): Potential concealed moisture problems or issues with the structure, mechanical or electrical systems, insulation, etc.

Task: Provide, Inspect

Time: As soon as practical

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

General: • Our inspection of the roof system included a visual examination to determine installation issues, damage or deterioration. We look for evidence of leaks on the roof surface and from the attic below. We walk on the roof when it is safe to do so and is not likely to damage the roof materials. No one can accurately predict when a roof will leak.

Types of Roof Covering: • Metal

Roof Viewed From: • Walking the roof surface

Roofing material: • Metal

Flashing material: • Metal

Approximate age: • 2 years

Roof Shape: • Gable

Observations and Recommendations

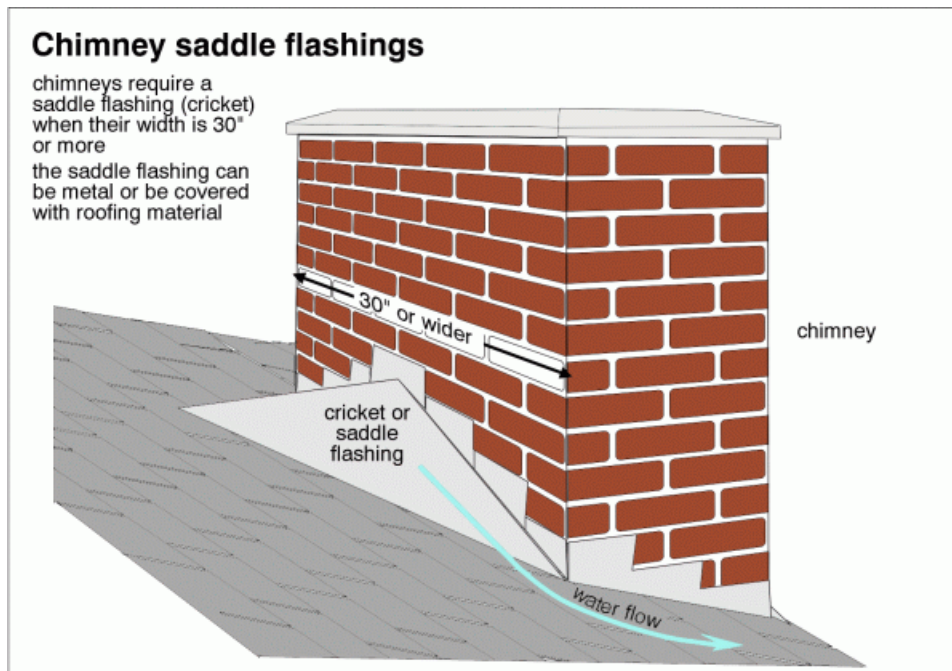
SLOPED ROOFING \ General notes

1. **Condition:** • Diverter flashing is recommended on roof over A/C condenser. This will prevent excess runoff onto unit, premature wear.

SLOPED ROOF FLASHINGS \ Chimney flashings

2. **Condition:** • Per current accepted trade practices, a chimney greater than 30" in width at the roof should have a cricket at the back side to prevent water penetration.

Implication(s): Chance of water damage to structure, finishes and contents



SLOPED ROOF FLASHINGS \ Drip edge flashings

3. **Condition:** • Too short

Implication(s): Chance of water damage to structure, finishes and contents

Location: East Exterior Wall

Task: Improve



1. *Too short*

SLOPED ROOF FLASHINGS \ Roof jacks

4. Condition: • Installation poor

Implication(s): Chance of water damage to structure, finishes and contents

Location: East Exterior Roof

Task: Repair

Time: Immediate



2. Vulnerable areas



3. Vulnerable areas

Inspection Methods and Limitations

Inspection performed: • By walking on roof

Description

General: • The inspection of the exterior of the home is conducted from grade level, evaluating weathertightness, condition, installation, and safety. A representative sampling approach is applied to the inspection.

Wall surfaces and trim: • Hardboard, plywood or OSB (Oriented Strand Board)

Garage vehicle door operator (opener): • None Present

Observations and Recommendations

WALLS \ Trim

5. Condition: • Caulking missing or deteriorated

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior Wall

Task: Repair



4. Caulking missing or deteriorated



5. Caulking missing or deteriorated



6. Caulking missing or deteriorated



7. Caulking missing or deteriorated



8. Caulking missing or deteriorated



9. Caulking missing or deteriorated

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO



10. Caulking missing or deteriorated



11. Caulking missing or deteriorated

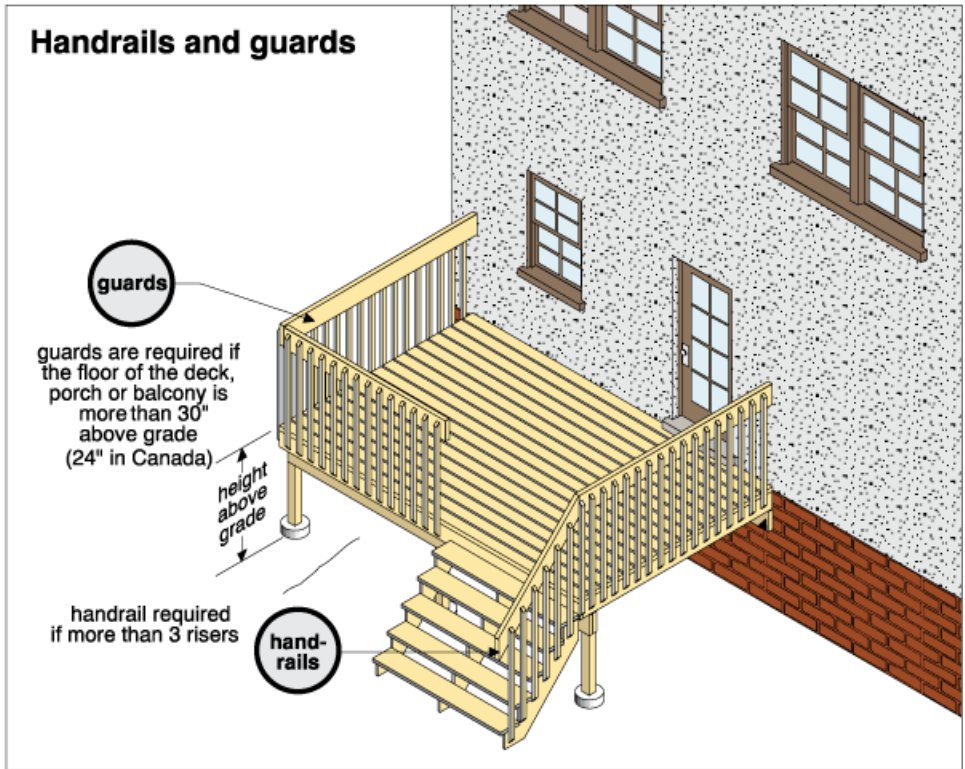


12. Caulking missing or deteriorated

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

6. Condition: • Missing

Implication(s): Fall hazard



13. Missing

- SUMMARY
 - ROOFING
 - EXTERIOR**
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- SITE INFO

Inspection Methods and Limitations

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Description

General: • The structural inspection was performed from both the interior and exterior of the home. Our inspection of the exposed, readily accessible portions of the structure included an examination for visible defects, excessive wear, vulnerable conditions and general condition. Many structural components are not visible during a professional home inspection. A home inspection typically includes deductive reasoning based on incomplete information. That is why a home inspection is considered a professional opinion.

Type of Foundation(s): • Masonry block • Crawlspace • Not visible

Foundation Performance Opinion: • No deficiencies noted

Roof Structures and Attics Viewed From: • No access was gained to the roof structure/attic

Configuration: • Crawlspace • Not visible

Foundation material: • Not visible

Floor construction: • Not visible

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Not visible

Observations and Recommendations

RECOMMENDATIONS \ Overview

7. Condition: • No access to attic

Implication(s): Possible concealed damage to structure, missing insulation, etc.

Location: Entire attic

Task: Gain access and inspect to verify there are no issues with the structure, insulation, etc.

Time: As soon as possible

FOUNDATIONS \ General notes

8. Condition: • One or more of the foundation perimeter corners were observed to be sheared off (corner pop). This is a common condition and is due to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.

FOUNDATIONS \ Crawlspace

9. Condition: • No access to crawlspace

Implication(s): Potential concealed moisture problems or issues with the structure, mechanical or electrical systems, insulation, etc.

Task: Provide, Inspect

Time: As soon as practical



14. No access to crawlspace

Inspection Methods and Limitations

Attic/roof space: • No access

Crawlspace: • No access

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

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Description

General: • It is recommended that a licensed electrician inspect the items listed in this section and make any necessary repairs.

General: • Our visual examination of random sampling of the readily accessible electrical components with a focus on safety problems, either electrical shock hazard or fire hazard. This includes an inspection for installation quality and condition of a representative sample of the system and devices.

Type of Wiring: • Copper - non-metallic sheathed

Service entrance cable and location: • Underground copper

Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location: • Breakers - utility room

System grounding material and type: • Copper - ground rods

Distribution panel type and location: • Breakers - utility room

Distribution panel rating: • 200 Amps

Electrical panel manufacturers: • Siemens

Number of circuits installed: • 21

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - exterior • GFCI - kitchen

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Observations and Recommendations

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

10. Condition: • Kitchen counters

The ground fault circuit interrupter (GFCI) devices for the kitchen area do not appear to be functioning properly at the time of this inspection. This condition should be corrected for reasons of safety.

Location: Kitchen

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

11. Condition: • Missing

Implication(s): Safety issue

Location: Master bedroom



15. Missing

Inspection Methods and Limitations

Panel covers:

- Disconnect covers are not removed by the building inspector

Distribution panel covers are removed to inspect internal components unless otherwise noted in this report. Covers are not removed from main disconnects for safety reasons.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Not included as part of a building inspection: • Load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. • Telephone, video, audio, security system, landscape lighting.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

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INTERIOR

SITE INFO

Description

General: • It is recommended that a licensed HVAC technician inspect the items listed in this section and make any necessary repairs.

General: • Our inspection of the heating system included a visual examination of the main components to determine age, condition and performance. Weather permitting, we operate the system using the thermostat and checking system performance.

Heating system type: • Integrated (Combination) system

Fuel/energy source: • Electricity

Approximate capacity: • 40,000 BTU/hr

Approximate age: • 2 years

Main fuel shut off at: • blank note

Fireplace/stove: • None

Mechanical ventilation system for building: • Principal exhaust fan

Location of the thermostat for the heating system: • Hallway

Condensate system: • Discharges to exterior

Inspection Methods and Limitations

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heat/energy recovery systems

Description

General: • It is recommended that a licensed HVAC technician inspect the items listed in this section and make any necessary repairs.

General: • Our inspection of the heating system included a visual examination of the main components to determine age, condition and performance. Weather permitting, we operate the system using the thermostat and checking system performance. A home inspection does not include heat gain or loss calculations, flow measurements or verification of system adequacy.

Air conditioning type: • Central

Heat pump type: • None present

Cooling capacity: • 4 Tons

Compressor approximate age: • 2 years

Typical life expectancy: • 10 to 15 years

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Hallway

Condensate system: • Discharges to exterior

Inspection Methods and Limitations

Not included as part of a building inspection: • Electronic air cleaners

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Description

General: • The visible and readily accessible insulation, vapor retarders and ventilation were inspected to identify the presence, material type and quantity. The attic was inspected from the access hatch.

Attic/roof insulation material: • Not visible

Attic/roof air/vapor barrier: • Not visible

Wall insulation material: • Not determined

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Not visible

Floor above basement/crawlspace insulation amount/value: • Not visible

Floor above basement/crawlspace air/vapor barrier: • Not determined

Inspection Methods and Limitations

Inspection limited/prevented by lack of access to: • Attic • Crawlspace

Attic inspection performed: • blank note

Description

General: • It is recommended that a licensed plumber inspect the items in this section and make any necessary repairs.

General: • Our visual inspection was performed to identify installation defects, damage or deterioration, and leakage. All plumbing fixtures were operated unless otherwise noted. Intermittent plumbing leaks may not be evident during a home inspection. A video scan to determine the condition of underground sewer lines is beyond the scope of a home inspection, and can be performed by a specialist.

Water supply source (based on observed evidence): • Private

Service piping into building: • Plastic

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Utility room

Water heater type: • blank note

Water heater location: • Utility room

Water heater fuel/energy source: • Electric

Water heater tank capacity: • Not determined

Waste disposal system: • Septic system

Waste and vent piping in building: • PVC plastic

Sewer cleanout location: • Side yard

Floor drain location: • None

Main gas shut off valve location: • None

Location of fuel storage tank/system: • None

Exterior hose bibb (outdoor faucet): • Present

Observations and Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

12. Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building



16. Leak

PRIVATE SEWAGE DISPOSAL SYSTEM \ Observations

13. Condition: • Private Sewage Disposal systems are discussed in the information that follows.

Inspection Methods and Limitations

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

Not included as part of a building inspection: • Underground waste or sanitary sewer pipes within and beyond the footprint of the building.

Description

General: • The inspection of the interior of the home includes a visual examination of a representative sample of the readily accessible features to identify functional performance issues. Cosmetic issues are beyond the scope of a home inspection.

Major floor finishes: • Vinyl

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Single/double hung

Exterior doors - type/material: • Vinyl-clad

Oven type: • Conventional

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher

Appliances: • Vent Hood

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 240-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Exhaust fan discharges to the exterior

Bathroom ventilation: • Exhaust fan • Exhaust fan • Exhaust fan

Observations and Recommendations

DOORS \ Hardware

14. Condition: • Loose

Implication(s): Equipment failure

Location: Back door

Task: Knob is loose

APPLIANCES \ Dryer

15. Condition: • Dryer vent obstructed

Implication(s): Equipment ineffective | Fire hazard



17. Dryer vent obstructed

16. Condition: • Per current accepted trade practices, the termination of the dryer vent at the exterior wall should not be covered with a screen. Due to this condition, I recommend the dryer vent tube be cleaned by an industry specialist and the screen removed.

Implication(s): Chance of condensation damage to finishes and/or structure | Equipment ineffective | Fire hazard

Inspection Methods and Limitations

Not included as part of a building inspection: • Inspections for spores, fungus, mold or mildew are beyond the scope of a professional home inspection and are available from environmental specialists. Wherever water damage is identified during a home inspection, concealed mold or mildew may be present. If anyone in the home suffers from allergies or heightened sensitivity to air quality issues, we strongly recommend that you consult a qualified environmental consultant for further evaluation.

Appliances: • The inspection of the interior of the home includes a visual examination of a representative sample of the readily accessible features to identify functional performance issues. Cosmetic issues are beyond the scope of a home inspection.

SITE INFO

[REDACTED] Blessing, TX January 2, 2023

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Weather: • Partly sunny • Ground was damp

Approximate temperature: • 74°

Attendees: • None

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection. • The water service is private. • The plumbing waste disposal system is private.

Building type: • Manufactured home

Below grade area: • Crawlspace

Area: • Rural

Street type: • Farm

Street surface: • Gravel

END OF REPORT