



PROPERTY INSPECTION REPORT

National Property Inspections**6310 Millwood Court****Arlington, TX 76016****Office 817-492-0161****Fax 817-451-0233****Mobile 469-964-4414****www.npidfw.com****service@npidfw.com****Inspected By: Eric Evans TREC #7077****Inspection Date: 4/27/2006****Client**

Happy Customer

Property

Town Home Row

, TX

Real Estate Agent

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

SUMMARY



National Property Inspections

6310 Millwood Court
Arlington, TX 76016
Office 817-492-0161
Fax 817-451-0233
Mobile 469-964-4414
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Customer
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Property
 Town Home Row
 , TX

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

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

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

STRUCTURAL SYSTEMS

B. GRADING and DRAINAGE

Inspected, Not Functioning or in Need of Repair

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

Noted gutter system in need of installation completion or repair at various points around structure. Recommend qualified contractor evaluate and repair.

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

C. ROOF COVERING

Inspected, Not Functioning or in Need of Repair

Noted several instances of standing water or evidence of standing water on roof due to poor design or

initial construction. Recommend qualified contractor evaluate and repair.

Noted ridge cap and metal roof flashing is unconventionally installed and improperly sealed at most points. Recommend qualified contractor evaluate and repair.

Noted points on decorative column caps where metal flash cap is improperly pitched and sealed. This will allow moisture retention and penetration. Recommend qualified contractor evaluate and repair.

Noted additional conventional sealing required at roof mounted compressor equipment service line structure entrance. Recommend qualified contractor evaluate and repair.

Noted points where roofing material seams are separated. Recommend qualified contractor evaluate and repair.

D. WALLS (interior and Exterior)

Inspected, Not Functioning or in Need of Repair

Noted stucco is unconventional installed and sealed at several points around the structure. Unconventional installation of other building materials (flashing, fixtures, handrails, etc.) noted at several points which has compromised moisture resistance of siding. Noted several points around structure where evidence of water intrusion was present. Stucco siding requires routine maintenance and inspection to prevent issues and realize potential life expectancy. Recommend qualified contractor further evaluate and make necessary repairs.

Noted paint on stucco is failing at several points around structure. Recommend qualified contractor evaluate and repair.

Noted grout at tile surround at master bathroom shower wall is deteriorated and needs repair or replace. Confirmed moisture intrusion to wall behind tiles of at least one foot to all sides of corner crack via thermal imaging. Recommend qualified contractor evaluate and repair.

E. CEILING and FLOORS

Inspected, Not Functioning or in Need of Repair

Moisture stains noted at point on ceiling at top of stair landing at the master bedroom area. Evidence of moisture intrusion confined via thermal imaging to cover approximately 4 X 5 foot area surrounding visual drywall evidence. Recommend qualified contractor evaluate and repair leaks and cosmetic issues.

Noted unconventional rise in flooring at front entry area due to original construction. Recommend qualified contractor evaluate and repair.

Noted unconventional tolerances of header over first to second floor stair case. Recommend qualified contractor evaluate and repair.

F. WINDOWS (Interior and Exterior)

Inspected, Not Functioning or in Need of Repair

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

G. DOORS (Interior and Exterior)

Inspected, Not Functioning or in Need of Repair

Noted main front door entrance inadequately insulated. Confirmed excessive loss via thermal imaging. Recommend qualified contractor evaluate and repair.

Noted exterior door weather stripping material at or near life expectancy, missing or inadequate at points. Recommend qualified contractor evaluate and repair.

H. HANDRAILS AND GUARDRAILS

Inspected, Not Functioning or in Need of Repair

Handrails should be present on both sides of stairwells where stairs are 44 inches wide or wider. Recommend qualified contractor evaluate and repair.

Guardrails should be present where elevations are higher than 30 inches from surface below.

Guardrails should be a minimum of 36 inches high from floor. Openings (spindles, both horizontal and vertical) can be a maximum of 4 inches in diameter. These are safety issues by today's standards.

Recommend qualified contractor evaluate and repair.

Noted several points where public iron guard/handrails seams are deteriorated which will allow element intrusion and premature failure. Recommend qualified contractor evaluate and repair.

J. PORCHES, DECKS, DRIVEWAYS AND CARPORTS

Inspected, Not Functioning or in Need of Repair

Per the architectural plans it appears that the roof mounted decks have been installed in an unconventional manner. It appears that the beam supports for the deck systems have been installed parallel to the roof truss system which would be considered unconventional to standard building practices. Recommend further evaluation by qualified contractor of structural integrity of roof mounted deck systems and there related effects on the roofing materials and the roof structure of the building.

ELECTRICAL SYSTEMS

B. BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES

Inspected, Not Functioning or in Need of Repair

Noted front porch light inoperable at time of inspection. Recommend licensed electrician evaluate and repair.

All electrical outlets within 6' of water source should be GFCI protected. This is a safety issue by today's standards. Recommend licensed electrician evaluate and repair.

HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. COOLING EQUIPMENT

Inspected, Not Functioning or in Need of Repair

Noted plenum in need of additional sealing to ground floor (garage mounted) HVAC unit. Recommend qualified HVAC technician evaluate and repair.

Noted second (middle) HVAC system makes an excessive whining and whistling sound upon initial start-up for approximately 2-5 minutes. Recommend qualified HVAC technician evaluate and repair.

Noted roof mounted compressors excessively noisy at time of inspection. This appears to be due to rubber spacers missing due to unit vibration and lack of securing to pedestal boards and compressor units. Recommend qualified HVAC technician evaluate and repair.

Noted compressor line insulation deteriorated or missing at several points. Recommend qualified HVAC technician evaluate and repair.

Noted unconventional and abandoned apparatus installed at second floor HVAC equipment which is still energized and needs to be permanently removed. Recommend qualified HVAC technician evaluate and repair.

PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM AND FIXTURES

Inspected, Not Functioning or in Need of Repair

Noted hot and cold reversed per indicators (none) at master bedroom shower fixture. Recommend licensed plumber evaluate and repair.

APPLIANCES

A. DISHWASHER

Inspected, Not Functioning or in Need of Repair

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

D. RANGES/OVENS/COOKTOPS

Inspected, Not Functioning or in Need of Repair

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

H. GARAGE DOOR OPERATORS

Inspected, Not Functioning or in Need of Repair

Garage door opener track appears to be inadequately supported (bowing and rubbing ceiling). Opener unit appears to be undersized for weight and size of garage door. Recommend qualified contractor evaluate and repair.

National Property Inspections

Property inspectors are not required to report on the following: life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not observed; the presence or absence of pests, such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Property inspectors are not required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to the property inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including but not limited to failure of components. Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

National Property Inspections

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Report Identification Town Home Row

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

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

I	NI	NP	R	Inspection Items
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I. STRUCTURAL SYSTEMS

A. GENERAL FOUNDATIONS

- FOUNDATION:** POURED CONCRETE
- ROOF COVERING:** METAL, ROLLED COMPOSITION
- ROOF STRUCTURE:** ENGINEERED WOOD TRUSS
- ATTIC ACCESS:** LIMITED FROM ACCESS POINT
- VIEWED ROOF COVERING FROM:** WALKED ROOF
- INSULATION:** BATT
- SIDING MATERIAL:** STUCCO
- FLOOR STRUCTURE:** SLAB, ENGINEERED FLOOR TRUSS
- EXTERIOR ENTRY DOORS:** STEEL, INSULATED GLASS, WOOD
- WINDOW TYPES:** THERMAL/INSULATED
- TYPES OF FIREPLACES:** VENTED GAS LOGS, PRE-FABRICATED
- CHIMNEY:** METAL FLUE PIPE

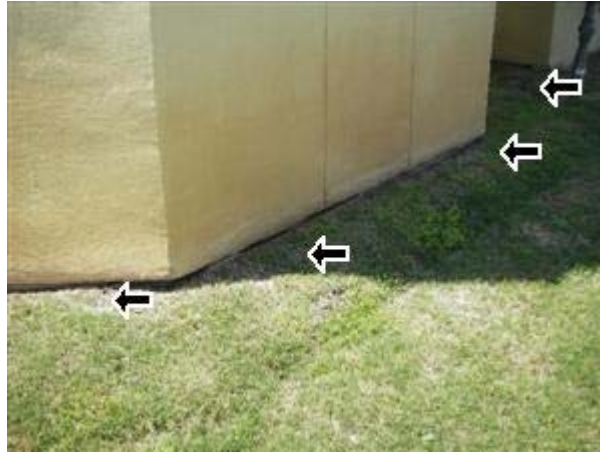
Comments: Foundation appears to be functioning as designed at time of inspection.

B. GRADING and DRAINAGE

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



B. Picture 1



B. Picture 2



B. Picture 3



B. Picture 4



B. Picture 5

Noted gutter system in need of installation completion or repair at various points around structure. Recommend qualified contractor evaluate and repair.

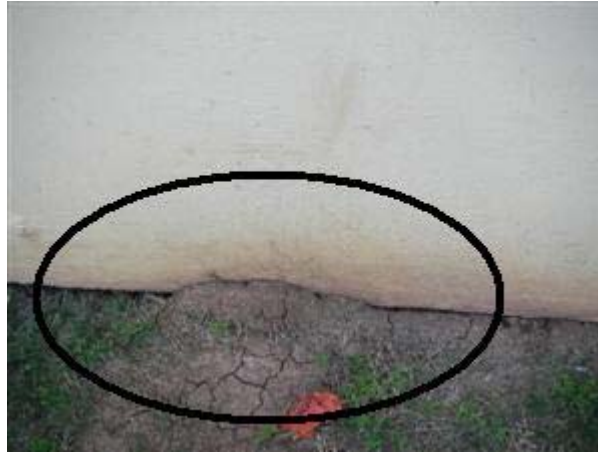


B. Picture 6



B. Picture 7

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



B. Picture 8

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



B. Picture 9

☒ ☐ ☐ ☒ **C. ROOF COVERING**

Comments: Noted several instances of standing water or evidence of standing water on roof due to poor design or initial construction. Recommend qualified contractor evaluate and repair.



C. Picture 1



C. Picture 2



C. Picture 3



C. Picture 4



C. Picture 5



C. Picture 6



C. Picture 7



C. Picture 8



C. Picture 9



C. Picture 10



C. Picture 11



C. Picture 12



C. Picture 13

Noted ridge cap and metal roof flashing is unconventionally installed and improperly sealed at most points. Recommend qualified contractor evaluate and repair.



C. Picture 14



C. Picture 15



C. Picture 16



C. Picture 17



C. Picture 18



C. Picture 19



C. Picture 20



C. Picture 21



C. Picture 22



C. Picture 23



C. Picture 24

Noted points on decorative column caps where metal flash cap is improperly pitched and sealed. This will allow moisture retention and penetration. Recommend qualified contractor evaluate and repair.



C. Picture 25

Noted additional conventional sealing required at roof mounted compressor equipment service line structure entrance. Recommend qualified contractor evaluate and repair.



C. Picture 26



C. Picture 27

Noted points where roofing material seams are separated. Recommend qualified contractor evaluate and repair.



C. Picture 28

☒ □ □ ☒

D. WALLS (interior and Exterior)

Comments: Noted stucco is unconventional installed and sealed at several points around the structure. Unconventional installation of other building materials (flashing, fixtures, handrails, etc.) noted at several points which has compromised moisture resistance of siding. Noted several points around structure where evidence of water intrusion was present. Stucco siding requires routine maintenance and inspection to prevent issues and realize potential life expectancy. Recommend qualified contractor further evaluate and make necessary repairs.



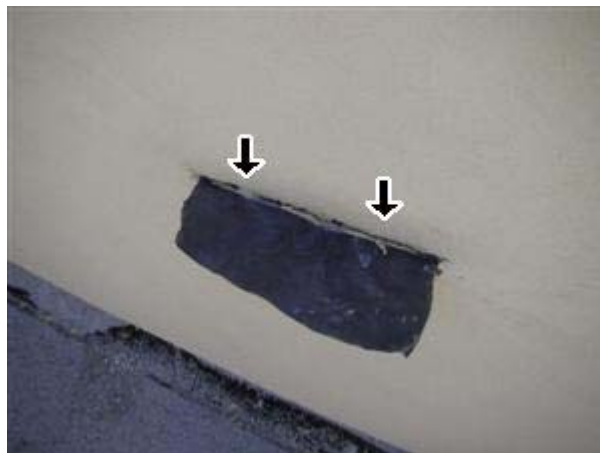
D. Picture 1



D. Picture 2



D. Picture 3



D. Picture 4



D. Picture 5



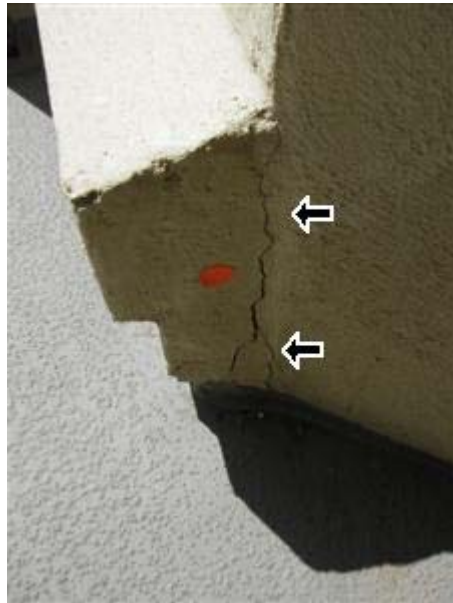
D. Picture 6



D. Picture 7



D. Picture 8



D. Picture 9



D. Picture 10



D. Picture 11



D. Picture 12



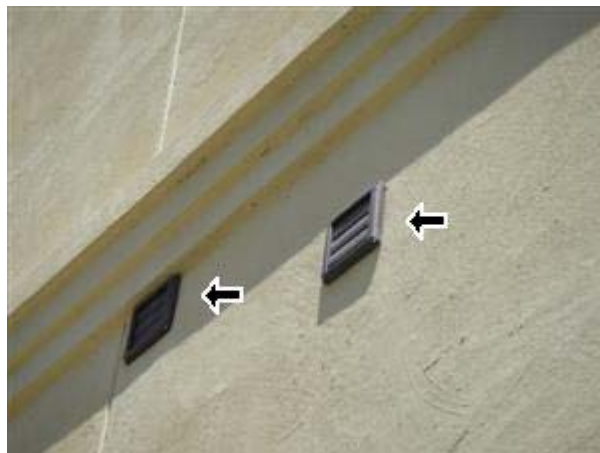
D. Picture 13



D. Picture 14



D. Picture 15



D. Picture 16



D. Picture 17



D. Picture 18



D. Picture 19



D. Picture 20

Noted paint on stucco is failing at several points around structure. Recommend qualified contractor evaluate and repair.



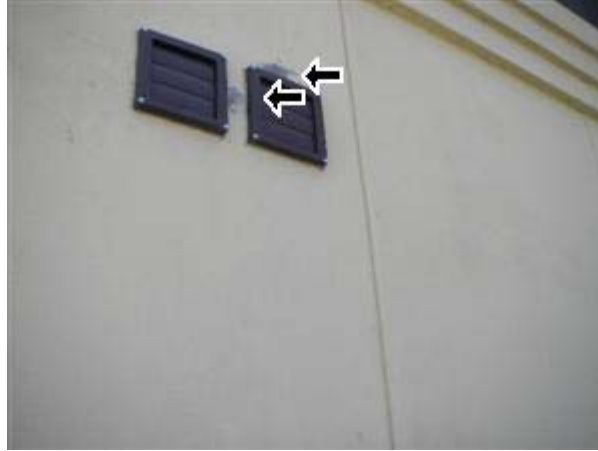
D. Picture 21



D. Picture 22

I NI NP R

Inspection Items

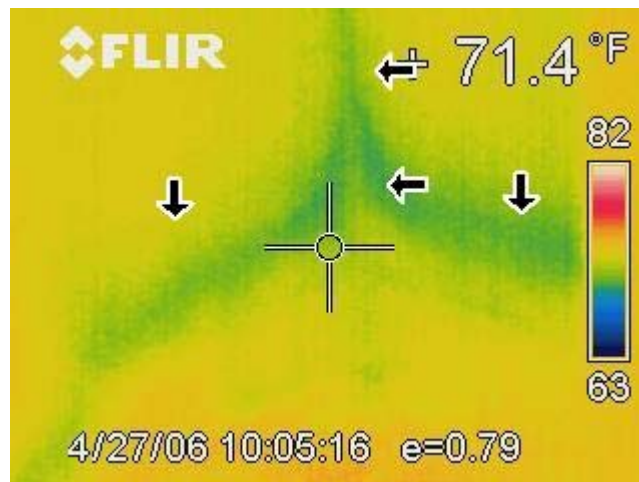


D. Picture 23

Noted grout at tile surround at master bathroom shower wall is deteriorated and needs repair or replace. Confirmed moisture intrusion to wall behind tiles of at least one foot to all sides of corner crack via thermal imaging. Recommend qualified contractor evaluate and repair.



D. Picture 24

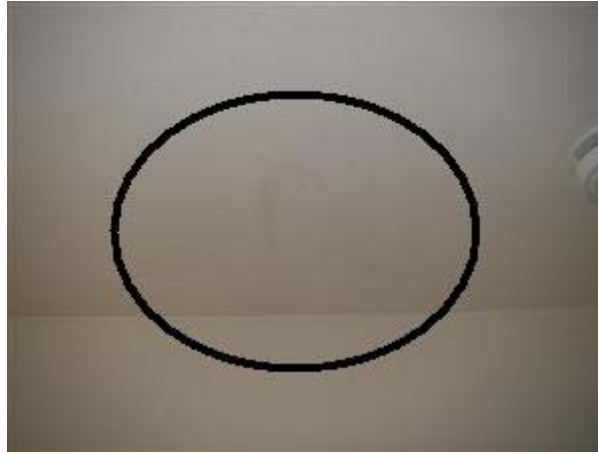


D. Picture 25

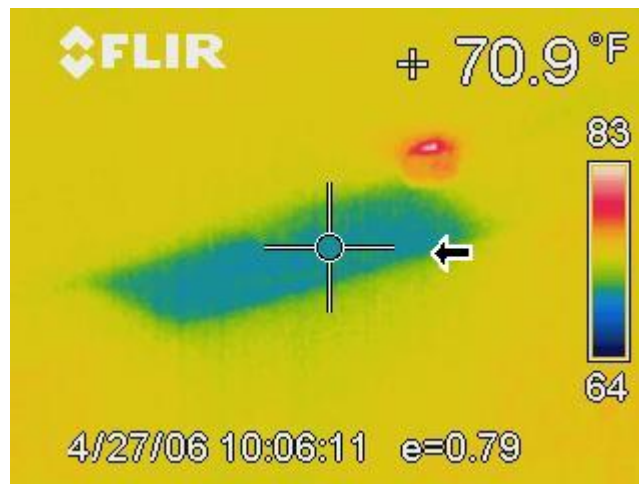
☒ ☐ ☐ ☒ E.

CEILING and FLOORS

Comments: Moisture stains noted at point on ceiling at top of stair landing at the master bedroom area. Evidence of moisture intrusion confined via thermal imaging to cover approximately 4 X 5 foot area surrounding visual drywall evidence. Recommend qualified contractor evaluate and repair leaks and cosmetic issues.



E. Picture 1

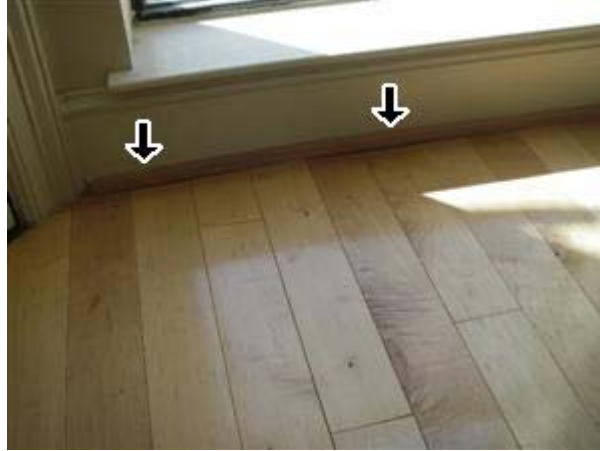


E. Picture 2

Noted unconventional rise in flooring at front entry area due to original construction. Recommend qualified contractor evaluate and repair.

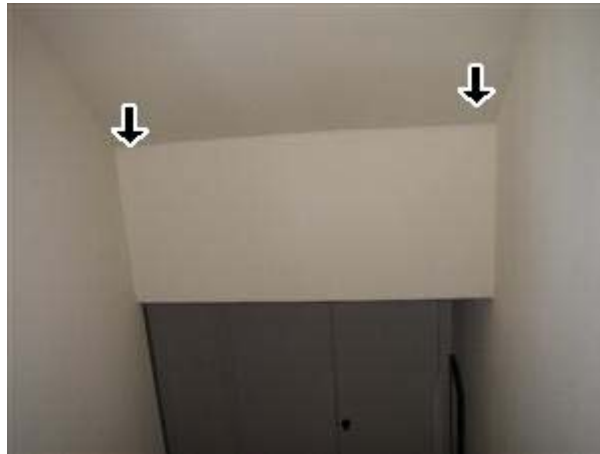
I NI NP R

Inspection Items



E. Picture 3

Noted unconventional tolerances of header over first to second floor stair case. Recommend qualified contractor evaluate and repair.



E. Picture 4

F. WINDOWS (Interior and Exterior)

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

I NI NP R

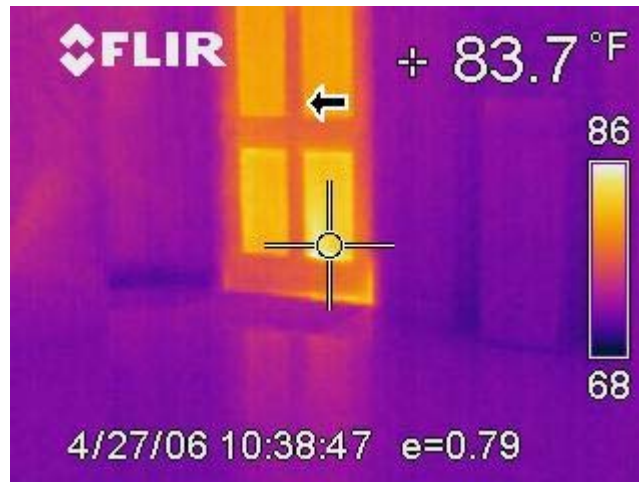
Inspection Items



F. Picture 1

☒ ☐ ☐ ☒ **G. DOORS (Interior and Exterior)**

Comments: Noted main front door entrance inadequately insulated. Confirmed excessive loss via thermal imaging. Recommend qualified contractor evaluate and repair.



G. Picture 1

Noted exterior door weather stripping material at or near life expectancy, missing or inadequate at points. Recommend qualified contractor evaluate and repair.

I NI NP R

Inspection Items



G. Picture 2

☒ □ □ ☒**H. HANDRAILS AND GUARDRAILS**

Comments: Handrails should be present on both sides of stairwells where stairs are 44 inches wide or wider. Recommend qualified contractor evaluate and repair.



H. Picture 1



H. Picture 2

Guardrails should be present where elevations are higher than 30 inches from surface below. Guardrails should be a minimum of 36 inches high from floor. Openings (spindles, both horizontal and vertical) can be a maximum of 4 inches in diameter. These are safety issues by today's standards. Recommend qualified contractor evaluate and repair.



H. Picture 3



H. Picture 4

Noted several points where public iron guard/handrails seams are deteriorated which will allow element intrusion and premature failure. Recommend qualified contractor evaluate and repair.



H. Picture 5



H. Picture 6

I NI NP R

Inspection Items

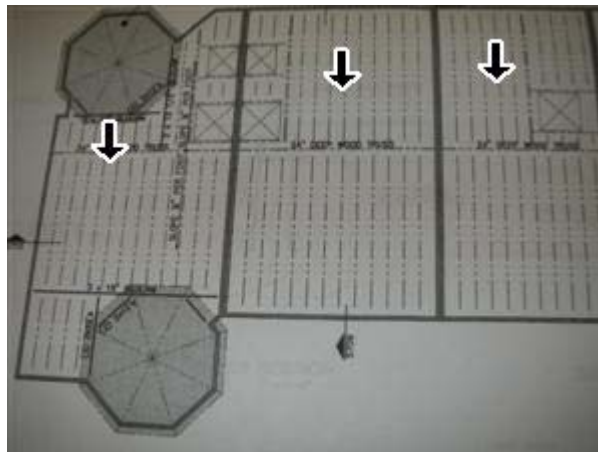


H. Picture 7

I. FIREPLACE/CHIMNEY*Comments:*

J. PORCHES, DECKS, DRIVEWAYS AND CARPORTS

Comments: Per the architectural plans it appears that the roof mounted decks have been installed in an unconventional manner. It appears that the beam supports for the deck systems have been installed parallel to the roof truss system which would be considered unconventional to standard building practices. Recommend further evaluation by qualified contractor of structural integrity of roof mounted deck systems and there related effects on the roofing materials and the roof structure of the building.



J. Picture 1

K. PARKING AREA*Comments:*

Report Identification Town Home Row

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

I	NI	NP	R	Inspection Items
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II. ELECTRICAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. SERVICE ENTRANCE AND PANELS
ELECTRICAL CONDUCTORS: BELOW GROUND
PANEL CAPACITY: 200 AMP
PANEL TYPE: CIRCUITS
BRANCH WIRE (15 and 20 amp): COPPER
ELEC. PANEL MANUFACTURER: GENERAL ELECTRIC
<i>Comments: Representative panel interior</i> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|



A. Picture 1

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES
<i>Comments: Noted front porch light inoperable at time of inspection. Recommend licensed electrician evaluate and repair.</i> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|



B. Picture 1

I NI NP R

Inspection Items

All electrical outlets within 6' of water source should be GFCI protected. This is a safety issue by today's standards. Recommend licensed electrician evaluate and repair.

Report Identification Town Home Row

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

I	NI	NP	R	Inspection Items
III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. HEATING EQUIPMENT HEAT TYPE: FORCED AIR ENERGY SOURCE: ELECTRIC NUMBER OF HEAT SYSTEMS (excluding wood): THREE COOLING EQUIPMENT TYPE: AIR CONDITIONER UNIT COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY NUMBER OF A/C UNITS: THREE DUCTWORK: INSULATED FILTER TYPE: DISPOSABLE <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. COOLING EQUIPMENT <i>Comments: Noted plenum in need of additional sealing to ground floor (garage mounted) HVAC unit. Recommend qualified HVAC technician evaluate and repair.</i>



B. Picture 1

Noted second (middle) HVAC system makes an excessive whining and whistling sound upon initial start-up for approximately 2-5 minutes. Recommend qualified HVAC technician evaluate and repair.

Noted roof mounted compressors excessively noisy at time of inspection. This appears to be due to rubber spacers missing due to unit vibration and lack of securing to pedestal boards and compressor units. Recommend qualified HVAC technician evaluate and repair.



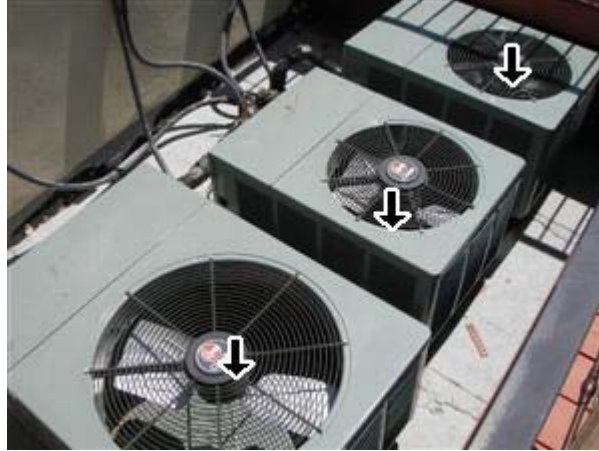
B. Picture 2



B. Picture 3

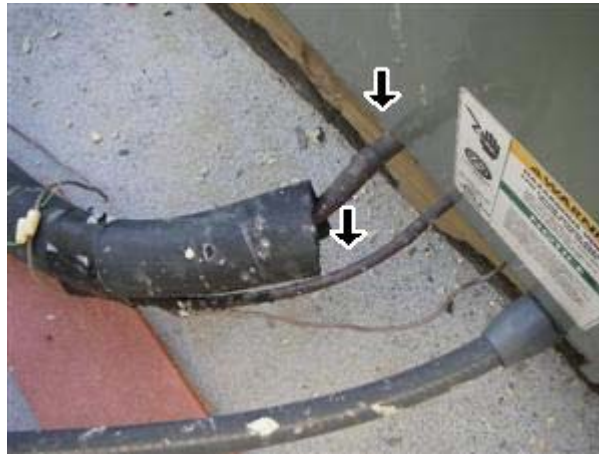


B. Picture 4



B. Picture 5

Noted compressor line insulation deteriorated or missing at several points. Recommend qualified HVAC technician evaluate and repair.



B. Picture 6

Noted unconventional and abandoned apparatus installed at second floor HVAC equipment which is still energized and needs to be permanently removed. Recommend qualified HVAC technician evaluate and repair.



B. Picture 7

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-
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C. DUCTS AND VENTS

Comments:

Report Identification Town Home Row

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

I	NI	NP	R	Inspection Items
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IV. PLUMBING SYSTEM

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

DISTRIBUTION: COPPER

PLUMBING WASTE: PVC

WATER HEATER POWER SOURCE: ELECTRIC

Comments: Noted hot and cold reversed per indicators (none) at master bedroom shower fixture. Recommend licensed plumber evaluate and repair.



A. Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. DRAINS, WASTES, VENTS
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. WATER HEATER EQUIPMENT
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. HYDRO-THERAPY EQUIPMENT
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Comments:

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

I	NI	NP	R	Inspection Items
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. DISHWASHER
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Comments: Noted lack of visible anti back-flow device. This is a concern by today's standards. Recommend qualified service technician evaluate and repair.



A. Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. FOOD WASTE DISPOSER
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. RANGE HOOD
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. RANGES/OVENS/COOKTOPS
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Comments: Gas shut-off valve difficult to get to. This is a concern in the event of an emergency and the need for quick access to turn off supply. Recommend qualified service technician evaluate and repair.

I NI NP R

Inspection Items



D. Picture 1



D. Picture 2

E. MICROWAVE COOKING EQUIPMENT

Comments:

F. TRASH COMPACTOR

Comments:

G. BATHROOM EXHAUST FANS AND/OR HEATERS

Comments:

H. GARAGE DOOR OPERATORS

Comments: Garage door opener track appears to be inadequately supported (bowing and rubbing ceiling). Opener unit appears to be undersized for weight and size of garage door. Recommend qualified contractor evaluate and repair.



H. Picture 1



H. Picture 2



H. Picture 3

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I. DOOR BELL AND CHIMES

Comments:

-

J. DRYER VENTS

Comments: Limited visual access to dryer vent available. Recommend further evaluation by qualified contractor.

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

I	NI	NP	R	Inspection Items
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VI. FIRE PROTECTION EQUIPMENT

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

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NATIONAL PROPERTY INSPECTIONS PRE-INSPECTION AGREEMENT

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

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

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

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

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

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

Inspector / Date

Client / Date

"Independently Owned and Operated"