MLC Real Estate Inspections
20138 Cottonglade
Humble, Texas 77338
281-446-4381
281-446-9522 Fax
MLCInspections@aol.com

PROPERTY INSPECTION REPORT

Prepared For: Steve and Amanda
(Name of Client)

Concerning: 12122
(Address or Other Identification of Inspected Property)

By: Michael Cothran, TREC License # 2995 10/28/2009
(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 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies,

municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other 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

Please note that some warranty companies may require that the covered components or systems be installed in compliance with "current" codes rather than the codes applicable at the time of their installation. They may disallow coverage based on this regardless of whether the component was visible to us or not. They may also require a code certification. This inspection is a limited visual inspection based on performance and not a code inspection.

Repairs - we recommend that all repairs be performed by licensed technicians (where possible). If the technician disagrees as to the need for repair, of any item which was designated as needing repair in this report, the technician should provide a written statement to our client that the item in question is in compliance with prevailing codes, is operating and functional, and not in need of repair.

Most deficiency items (detailed in the comments sections) will be preceded by the "R - …" symbol . Other entries under the comments will be 'for your information' items or recommendations.

Exterior and attic directions are given as the structure is viewed from the street. Interior directions are given as the component is viewed.

Departure provision: In compliance with the departure provisions, it is our intent here to establish the limitations of this inspection. The following items are not inspected primarily due to, but not limited to, their inaccessibility, and the performance nature of this inspection:

Underground lines & piping, heat exchangers (no disassembly, flame test only), electric load analysis, environmental and microbial issues, gas lights, bar-b-ques, water softeners, alarm systems, intercoms, solar heating systems, evaporative coolers, solar energy systems, gas fired refrigeration systems, gas line pressure testing, wood destroying insect reporting, geologic anomalies, and cooling/heating calculations. Issues such as flooding, property lines and value are addressed by the appraisal. Accessible gas connections at appliances are checked by a combustible gas detector. Pressure testing of the lines must be done by a licensed plumber. Additional limitations may apply.

At the request of the purchaser, a security system analysis may be performed on the property. This analysis is provided directly to the purchaser. This service is not performed by M.L.C. REAL ESTATE INSPECTIONS. Brinks has offered this as a complimentary service to the purchaser. This is not a sales effort but is obviously a marketing effort by Brinks. If service is used, Brinks provides a small fee to M.L.C. REAL ESTATE INSPECTIONS for this. This office wishes to know about any abuse of your information by Brinks.

This inspection and report should not be considered a warranty, certification or assurance, either specific or implied, of future performance. There are several warranty companies that provide service contracts for that purpose. We suggest that you investigate these plans and make your decision as to whether or not you feel that they are in your best interest.

This report is the exclusive property of M.L.C. REAL ESTATE INSPECTIONS. A property condition inspection was performed on the named property and this inspection report prepared at the request of the named Client(s) pursuant to a real estate transaction. The Client is authorized to use this report and provide copies to other interested parties in the transaction. The use of this report by other parties for any purpose not related to the Client's transaction is strictly prohibited without written permission from M.L.C. REAL ESTATE INSPECTIONS. Due to the advent of electronic and computerized information transfer and manipulation, the original inspection report, with original signature, shall take precedence over any electronically transferred document.

T.R.E.I. F.H.A. Fm.H.A. C.A.B.O. S.B.C.C.I. I.R.C. B.B.H.W. H.O.M.E. R.W.C. H.B.W. B.H.W. N.A.W.T.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE

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

I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations** *Comments:*

Type of Foundation(s): This structure rests on a monolithically placed slab on grade foundation. Slab-on-grade Foundation reinforcement:

☐ Conventional ☑ Post tensioned (may be hybrid due to inaccessible steel) ☐ Unknown

Method of inspection: The foundation was viewed at visible exterior beams and uncovered concrete floors. Other components used to judge performance were wall veneers, door/window operation, and framing. Tree proximity/location, gutter condition, grading and drainage were also evaluated.

The foundation is

There is evidence to suggest that there is some movement in the main foundation. Problems were identified during the inspection, as outlined below. Admittedly little time has passed to judge the performance of the foundation since it is best judged over time.

OBSERVATIONS

The survey of the visible perimeter beams and uncovered floors revealed cracks in the garage floor;

- Two of these cracks were gapped and did appear deflected.
- One, nearest to the front wall, was closed and did not appear deflected. As with all slabs (cracked or not) this situation should be monitored periodically.
- These cracks are all roughly parallel to the front garage wall which is consistent with pressure release due to movement of the garage peninsula.




Floor coverings were installed in all living areas. The finished concrete was not visible for this inspection.

Tub drain accesses were not installed. These are recommended for periodic inspection for leakage. The tub drains were not inspected. The accesses should be

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installed and periodic checks made for leakage. See **Drains, Wastes, Vents** to know why this is not good.
Wall board repairs and fresh paint have been installed on the interior of this structure.
The brick and sheetrock did not show sign of significant movement.
The doors and windows operated smoothly and reveals were adequate.
Partial gutters are installed.

GRADING AND DRAINAGE

An irrigation system is installed, was tested and was found to be operating properly with exceptions noted under the irrigation section of this report.
Negative to level drainage was found at the perimeter of the home. This should be amended to flow positively away from the foundation and off the lot (normally to the street). Please allow for some slab exposure to deter insect and water entry.

- A low area is present off the left rear corner
- A low area is present off the right front corner
- The swales are not operational from the rear to the front
- Both side swales are installed wrong on the property lines. As in previous reporting, the home to the right drains onto this property
- Grading for the left side has been established and drains onto the adjacent property
- The bed, to the right of the front entry, is low and does not drain

SUMMARY

R – Sufficient movement indicators were observed and present to request that the design engineer pay a visit to access the foundation's performance, provide and opinion on future performance and make a 'base' elevation study. The study and a performance letter should be provided to the buyer. Assuming that the design engineer indicates a positive result or if the builder declines to request the engineer, I recommend that a structural engineer should be consulted pertaining to stabilization measures for this foundation.

Client notes:
Our soils, in this geographic area, are generally expansive clay soils. The seasonal moisture differences in soils cause the soils to shrink and swell with enough force to cause foundations to move in varying degrees. Please note that movement is not failure. Most monolithic foundations are designed to withstand these affects to the extent that they are nicknamed "floating foundations". The purpose of a foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the superstructure does not experience unacceptable distress.
Generally foundation movement, in our geographic area, is typically the result of:

- *inadequate foundation design*
- *improper execution of the foundation design*
- *improper preparation of site prior to placement*

As you can readily determine, the inspector is unable to comment on whether the foundation design was adequate or was faithfully executed or whether the site was properly prepared. None of those are known.
Other factors which causes of foundation movement, especially after the installation, by radically changing the moisture content of the soils upon which the foundation rests can be:

- *inadequate drainage away from the foundation*
- *ponding or standing water at one or more areas around the foundation*
- *soils erosion*
- *plumbing leaks around and under the foundation*
- *excessive and close vegetation and trees*
- *insufficient watering, of perimeter soils, during dry weather periods*
- *excessively rainy or dry weather periods*
- *lack of guttering*

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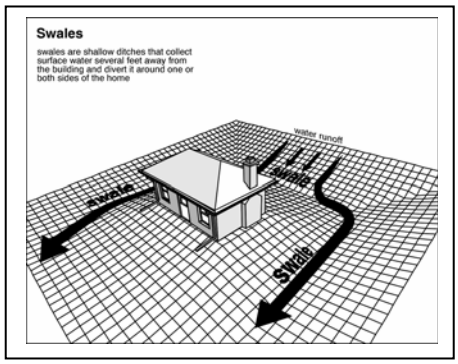
It is not the purpose of this inspection to search for cracks in the foundation as they are very commonly found. When foundations "float", to the extent that they reach their stress point, they will generally "crack". The purpose of this survey is to render an opinion as to whether, at the time of the inspection, the foundation is performing the function for which it was intended. Cracking is only one indicator of movement, others are listed above in the Method of Inspection section. Before and after cracking the foundation actually depends on the reinforcement, inside the concrete, to achieve its structural integrity. As you might surmise, foundations require maintenance as much as any other part of this structure.

Please note that flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have some municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may only require it in only certain areas. Usual flatwork placement is only four inches deep and is simply responding to the movement of the soils beneath them. This is not considered a structural flaw and does not normally impact the performance of the foundation(s).

☑ ☐ ☐ ☑ **B. Grading & Drainage** *Comments:*



R - The grading should be improved to promote the flow of storm water away from the house and off the lot. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. See comments/recommendations under foundations. Trenching, against the foundation, is not acceptable.

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The rationale for highlighting the grading at this juncture is the youth of the foundation (not completely cured) and the impact that the poor drainage has on the bearing soils especially during the time when the foundation has not been tensioned.

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Client notes:

As a standard, it is my recommendation that you engage a license wood destroying insect inspector to certify that there are not such insects making entry to this structure. This so because of this geographic location which is very conducive to such insect activity.

Both FHA and the prevailing state adopted codes recommend good grading and drainage to help the foundation perform as it is intended to. Begin with 6-8 inches of slab exposure to dissuade insect entry and to allow for wall venting and aeration. This also includes slopes away from the foundation to a 10 foot point and then off the lot through the use of swales. The slope should be 6 inches fall in the 10 feet distance.

Trenching, at the foundation, is not acceptable to gain slab exposure. This allows pooling at the foundation, just as does negative (to the foundation slope) drainage. Such conditions are conducive to foundation movement.

Solutions to drainage correction are varied and include; gutters, downspouts, splashblocking, regarding, underground drains, swales, retaining walls, catch basins, retention ponds and even sump pumps among others.

Conversely, drying perimeter soils are as significant a problem as poor drainage as it allows flexing of the foundation. Since the objective is to maintain equal soils moisture, dried or drying soils (thru evaporation) should be rehydrated liberally enough to compensate for the evaporation. We do not water the foundation, we water the perimeter soils. Happily the plants and grass also receive benefit from this regular watering. Partial soaker hoses and manual sprinklers help but the ultimate for your large investment is to install an irrigation system (automatic sprinklers) with controls. The controls, with a rain gauge, are much more dependable than human controlled watering efforts.

A great publication entitled "Maintenance of Existing Foundations on Expansive Clay Soils" is available thru the Texas Agricultural Extension Service; A&M University, College Station, Texas 77843-7101.

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☑ ☐ ☐ ☑ **C. Roof Covering Materials** *Comments:*

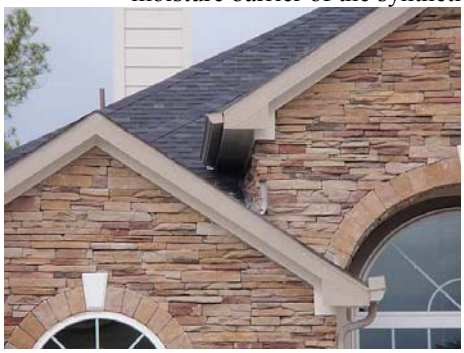
Type(s) of Roof Covering: Asphalt composition shingles.
Viewed From: Viewed roofing from perimeter and accessible attic spaces.
Layers of Roof Covering: 1

The roofing membrane was not walked on because;

The roof pitch is excessively steep

R – A debris catching area, known as a trap, is present on this roof design between the front entry and dining roof valley. Roofing will deteriorate more quickly at this location due to the built up of debris. The debris should be kept cleared in this location. Due to this debris, water dams can back up water causing leak issues. A ½ cricket should be installed in this area to terminate the valley beyond the corner of the brick. This type of shingle is not intended to run 'flat' nor is the metal (long the wall), it must have a 3 in 12 pitch to prevent water penetration. 903.4 Roof drainage.

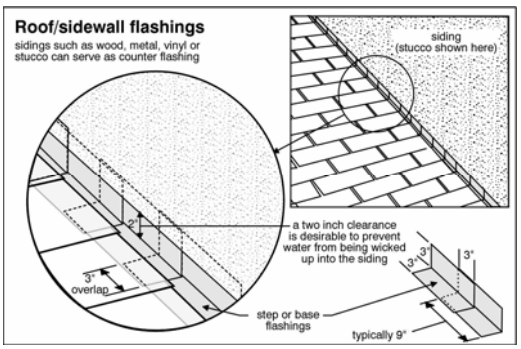
Additionally when synthetic stone is used, as on the left exterior wall of the entry, the protocol for flashing installation is the same as for stucco. The vertical flashing must be placed behind the synthetic stone and behind the moisture barrier of the synthetic stone.



R – At locations where sloped roof shingles meet sided or masonry walls, step flashing should be installed here rather than J type flashing. You should know that siding and shingle companies are moving to void the warranties of their products if "step" flashing is not used:

IRC 905.2.8.4 Sidewall flashing.

Flashing against a vertical sidewall shall be by the step-flashing method.



Hardie Products
http://www.jameshardie.com/developer/products_siding_hardieplankLapSiding.py?openTab=jsnavLink2
Hardie section on roof to wall flashings
http://www.jameshardie.com/pdf/best-practices/bp-south/general-info.pdf
GAP shingles
http://www.gaf.com/General/GafMain.asp?Silo=RES1&WS=GAF&App=ROOF&Force=learnabout-roofingsystem.asp

- The east game room wall does not have step flashing
- The west game room wall has both step and J flashing, the J should not be there
- The shingles should 'ride' over the flashing allow 1 inch of flashing to show otherwise leakage can occur – this applies to all violating areas
- The east entry wall has both step and J flashing, the J should not be there
- The west entry wall – the flashing for the wall, parallel to the street, should extend straight thru towards the porch

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Comment – the flashing at the left side of the entry is very poor workmanship.

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R – There is unsupported decking below the left side of the game room at the rear of the home.

Partial guttering is installed. Full gutters are recommended for all eaves.

Client Advisory:

The roof is not inspected for insurability, please consult with your insurer for confirmation of insurability.
The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by visual inspection. Roof leaks can and may occur at anytime, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report.
As inspector presence at the inspection site occurred some time after roof covering (including flashing) installation, it is impossible to positively confirm whether the application was faithfully executed according to the installation instructions of the manufacturer and / or the guidelines of the Asphalt Roofing Manufacturers Association. As a standard, it is recommended that the buyer's chosen insurance company be contacted regarding a confirmation of roof insurability.
This inspector departs from standards and does not pull up shingles to confirm adhesion since this action destroys the adhesion.

☑ ☐ ☐ ☐ **D. Roof Structure & Attic** *Comments:*

Viewed From: Attic was viewed from the access/furnace area due to restricted head room in the attic
Approximate Average Depth of Insulation: 12-14 inches
Approximate Average Thickness of Vertical Insulation: Unknown
Attic venting supplied by: Ridge vents Soffit vents

In the accessible attic spaces, bracing appears to be adequate. The depth of the insulation prevented inspection of lower brace termination points.
The areas presented for repair on the framing report were not visible or accessible during this inspection.

R – The attic stairs, in the house, is not rated as a firewall between the house and the attic. A tag such as this indicates such a rating.

Client information:

The entire underside of the roof sheathing and surface, was not accessible for inspection including vaulted ceilings. Insulation, ductwork and limited headroom obstruct this visual inspection.

Client note:

This inspection survey does not include an I.E.C.C. Internat'l Energy Code inspection.

Information on D.O.E. energy savings can be found at: http://www.energy.gov/yourhome.htm

Information of I.R.S. tax savings on energy improvement can be found at: http://www.irs.gov/newsroom/article/0,,id=153397,00.html

Venturing off the attic catwalks is dangerous and should not be done.

The entire underside of the roof sheathing was not accessible for inspection and vaulted ceilings, if present did not provide visible attic space for inspection. In addition, insulation, ductwork and storage items typically restrict the inspector's view of many

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portions of the attic space. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis.

☑ ☐ ☐ ☑ **E. Walls (Interior & Exterior)** *Comments:*

Exterior veneer type: ☑ Brick ☐ Wood ☐ FiberCement ☑ Siding/type not determined ☐ Stucco ☐ Stone ☐ PressBoard ☑ Synthetic Stone

INTERIOR WALLS
Wall board repairs and fresh paint have been installed on the interior of this structure.
Visual movement indicators (if any) have been covered.
No indicators of movement were observed on the interior.

EXTERIOR WALLS
R - The box window has chipped siding on the lower left corner.
R – The window trim is missing on the master box window and the game room windows.
R – The game room siding is very poorly installed with unlevel siding and splices where the boards should be of adequate length and chips and dings due to damage.

Client information:
Sheetrock repairs and interior finishes tend to disguise evidence of water penetration. Intrusive inspection procedures were not performed due to the ownership of this property and permission from same.
Moisture and biological testing are not part of this survey. If the client wishes to have such testing performed, on their behalf, IAQ testing can be performed.
Client's advisory:
This survey includes a search for water intrusion events but should not be considered a mold or environmental inspection. This type of inspection can be performed at the buyer's options.
Slight cracks in the gypsum wallboard walls and ceilings, particularly at intersections or joints, and windows and door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials. Periodic repair of cosmetic distress should be considered a normal maintenance item and not necessarily indicative of a serious structural problem. This includes ripples under wallpaper and small wood trim separations. In addition, gypsum board cracks may become more numerous and wider with aging of the structure.
The inspector did not determine the condition of the walls unless such conditions affect structural performance or indicate water penetration. In addition, safety concerns may be noted.
The inspector did not confirm the presence (nor determine the extent or type) of insulation or vapor barriers in walls.
Structural components concealed behind finished surfaces could not be inspected and only a representative sampling of visual structural components was inspected. Observations of surface coatings (including paint, applied stain and wall paper) are cosmetic observations, and are specifically excluded from this inspection. In addition, the inspector did not determine the condition of built-in cabinets. Assessing the quality and condition of finishes, particularly interior, is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color were outside the scope of this inspection.

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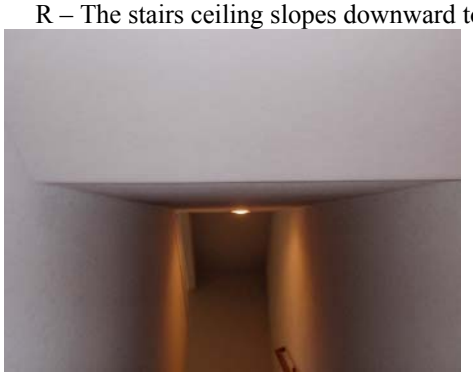
☑ ☐ ☐ ☑ **F. Ceilings & Floors** *Comments:*

R – The stairs ceiling slopes downward to the west wall.



Client information:

Floor coverings were not removed / relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration. In addition, safety concerns may be noted.

☑ ☐ ☐ ☑ **G. Doors (Interior & Exterior)** *Comments:*

R - The attic stair frame needs to be blocked to the joist framing. It is currently secured with insufficient and/or unblocked fasteners. The fastening devise should penetrate the stair frame, the block and the attic framing. This penetration should occur five times on each long side and three times on the two short sides of the attic stairs. Some of these fasteners should penetrate the hinge plates and pivot s. Typical recommended manufacturer fasteners include 16d nails or ¼" x 3" lag screws.

R – the patio door center post has apparently been damaged – the repair is poor with joints not fitting properly – the issue is that these are fully exposed to weather and will deteriorated rapidly – the entire jamb should be replace.

Client Advisory:

Whether new or pre-owned, the unknown is who has a key to the exterior door locks. For security sake, it would be wise to change the locks.

Your family should establish an emergency escape plan once moved in.

Only readily accessible doors were tested for operation. Doors from a garage into a living space should be self closing under current building standards. Doors should not open from a garage into a bedroom due to possible carbon monoxide poisoning.

I	NI	NP	D	Inspection Item

☑ ☐ ☐ ☑ **H. Windows** *Comments:*

R - A pane of glass is broken at a game room window.

R – The right game room window screen is bent.

Client information:
Only readily accessible windows were tested.
Current codes have established a minimum window sill height of 42 inches in an effort to reduce the number of young children that fall through windows. Care should be taken when considering placement of "climbing items, with finger and toeholds, (such as furniture) to the adjacent area. It should be noted that establishment of a sill height may limit the access to the window and reduce its effectiveness as an emergency escape.

☑ ☐ ☐ ☐ **I. Stairways (Interior & Exterior)** *Comments:*

☑ ☐ ☐ ☑ **J. Fireplace/Chimney** *Comments:*

☐ Masonry ☑ Prefabricated ☐ Free Standing

Some fireplace flues are installed with offsets which change the direction of the flue and make full flue visibility not possible. Such is the case here. The entire flue was not visible for inspections.

R – A damper clamp (which disallows complete closure of the damper) is not installed. This is a precaution used exclusively for gas equipped fireplaces.

☐ ☐ ☑ ☐ **K. Porches, Balconies, Decks, and Carports** *Comments:*

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels** *Comments:*

Breaker box entrance conductor wire:

☑ Aluminum ☐ Copper ☐ Copper-clad aluminum

Main Service Rating 150 Amps

R – There is rust on the deadfront – it will continue to oxidize.

Additional Comments:
The inspector did not energize or operate breakers, the water main, gas shut off valve, or pilot lights at the time of inspection. Breaker manufacturers only warranty their products for "one" use or a single tripping of the breaker. Only "user" controls were operated.
Breakers are not user controls, most breakers are made to only be guaranteed to trip once. Manual tripping may break the 'weld' that sometimes forms on the contacts which would disallow the breakers.

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☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures** *Comments:*

Type of Wiring: Copper

☑ No further G.F.C.I.'s required, if needed please see checked boxes below.

Dedicated circuits/outlets, such as the refrigerator although in the kitchen, should never be ground fault protected.

R - Missing outlet cover plates should be replaced. Under range.

Dryer electric outlet – the screws for this outlet, when provided a ground, will transmit electric current - although not required by code, I recommend that the metal plate and screws be replaced with a plastic plate and screws to reduce the chance of electric shock.

R – The exterior lights have been caulked to the veneers but are missing a weatherproof gasket.

The smoke detectors are connected in series such that when one triggers, all units will sound.

Client information:

Only readily accessible receptacles and fixtures were tested.

Accessible smoke detectors were tested. Smoke detectors should be located at the; kitchen, bedrooms, hallway to bedrooms, garage, utility room, attic, fireplaces and water heater areas.

Additional Comments:

Ground Fault Circuit Interrupter (GFCI) devices provide protection from shock or possible electrocution by detecting slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outdoor outlets, all bathroom outlets, garage outlets, any outlet in a pool or hot tub area, and all kitchen and bar outlets. Absence, improper installation, or improper operation of devices shall be reported as an existing or recognized hazard. Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a habit of causing the protective device to trip, or turn off and may result in spoiled food.

Arc Fault Protections Interrupters (AFCI) devices are required, as of IRC 2008, for all "lighting" circuits in all rooms as a protection against arcing. Arcing has been determined to cause most structure fires.

The correct wattage bulbs should be utilized for all lighting fixtures. Proper wattage labels are typically located on the fixture.

The inspection was made of the physical condition of electrical switches, switch cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable mode condition, was operated in at least

I	NI	NP	D	Inspection Item

one, but not necessarily every mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical components / systems, it is recommended that a Qualified Licensed Electrician be consulted.
Only readily accessible receptacles and light fixtures were tested.
Furniture and storage items, if present were not relocated for inspection purposes.
Electrical components concealed beneath finished surfaces could not be inspected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment** *Comments:*

Type of System: Central Forced Air Furnace
Energy Source: Gas

BTU's: ☑ 110K/44K
☐ Not labeled
☐ Label missing

Visible gas lines to unit:
☐ Galvanized ☑ Flex ☐ Copper ☐ Brass ☑ Black Steel

Type of combusted air venting:
☑ Double wall (type 'B') ☐ Single wall ☐ Mixed types ☐ Mixed sizes

R – The gas vented appliance flues should extend 2 feet above the roof covering and 2 feet above the closest horizontal 10 foot roof area, for drafting reasons – IRC G2427.6.5 (503.6.6). First floor furnace flue.

Client information:
In the case of gas fired furnaces, the competency of heat exchangers can only be fully inspected by disassembly and removal of the exchanger then an inspection of the interior. A flame test was performed by this inspector
Additional Comments:
Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span.
The units were not tested outside their normal operating range and the integrity of heat exchangers, if present were not evaluated. This requires dismantling of the furnace and is beyond the scope of a visual inspection. The inspector did not determine the efficiency or adequacy of the systems. In addition, the inspector did not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. The inspector did not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

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☑ ☐ ☐ ☑ **B. Cooling Equipment** *Comments:*

Type of System: Central Forced Air System

Energy source: Electricity

Evaporator access panel: Not installed.

Tonnage:

Evaporator: ☐

☑ Not labeled or coded into model number

☐ Label missing/weathered

Condenser: ☐

☑ Not labeled or coded into model number

☐ Label missing/weathered

Temperature differential:

Unit: downstairs	Supply	60.0	Return:	73.0	Differential:	13.0
Unit: upstairs	Supply	57.0	Return:	69.0	Differential:	12.0

R - The temperature drop measured across the evaporator coils of the air conditioning systems are lower than considered typical. The industry standard in the Houston area is 15 to 20 degrees. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction. Inferior cooling makes the units work longer to perform the task given by the thermostat. This wears the units more quickly and causes higher electric bills.

R – A clean-out pipe extends upward on the a/c condensate lines to facilitate flushing of the line in case of clogging – they is expelling air conditioned air into the attic which is inefficient – they should have a "trap' in the condensate line between it and the evaporator coils.

Client information:

As of January 23rd, 2006, the Dept of Energy has mandated that all new home starts will have 13 SEER cooling equipment installed. This affects pre-owned homes as well. Should an A/C system require either a compressor or evaporator replacement, the whole system will likely have to be replaced particularly after parts stocks run out and if no adapters are developed to allow the evaporator and compressor to "talk" to each other. The home warranty companies surveyed indicate that they will NOT pay for this upgrade although it may be the only way to resolve the problem. They are selling an upgrade package that you may wish to look at. The size of the 13 SEER equipment may also be at issue in that it may require a larger space and/or a better structural resting place.

Annual maintenance of both the cooling and heating systems provides the occupant with adequate air conditioning and prevents hazards such as fire and carbon monoxide.

The inspector did not determine the efficiency, adequacy or capacity of the system(s).

Additional Comments:

Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span.

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Individual wall units (if present) were not inspected.
The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system. In addition, the systems were not dismantled for inspection and no comment was offered on the efficiency or adequacy of the systems.

☑ ☐ ☐ ☑ **C. Duct System, Chases, and Vents** *Comments:*

Some of the ducts were not visible due to the installation and design of the structure and were not inspected.

These systems have media filters installed. These are not within the scope of this survey. Please read the instructions on these as each manufacturer requires differing maintenance habits. Generally they require a service call to clean and replace filters.

These systems also have outside air introduced into the system thru the use of an electronic damper. The outside air duct is downstream of the filter.

R – During construction, governors are set on the thermostat to prevent subcontractor abuse of air conditioning – please release the governor on this unit.

R – The registers all indicated good air flow but the game room bath and closet air flows are approximately 10 degrees above the measured temperature at the supply side. This indicates that attic air is infiltrating the ducting and that attic air is entering the living cavity. The integrity of the ducting system should be checked.

Additional Comments:
The inspector did not determine the efficiency, adequacy or capacity of the systems. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperatures or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Water Supply System and Fixtures** *Comments:*

☐ Copper ☐ Ferros ☑ Plastic ☐ Other:
Location of water meter: street right of way easement
Location of main water supply valve: garage
Static water pressure reading: 55 PSI
Taken at hose bibb closest to main cutoff.
Location of gas shutoff: right side

R – All gas fired appliances are required to have a gas shutoff valve within 3 feet of the appliance, the shutoff was not found for the oven or range.

The supply system used in this home is PEX piping with a Manabloc manifold, the ASTM numbers were not accessible. This piping is not new but is relatively new to

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the Houston area residential market. It's acceptance, by the International Code Council (now adopted for the entire State of Texas) is also not known. Additional information is available at http://rehau-na.com/index.html under PEX systems. This website indicates acceptability for potable water use and testing per ASTM standards but there are no indications of acceptance by code or inspection agencies. In indicates that the connections should be ***"Standard barbed fittings and hose clamps are recommended for most applications. User is responsible for testing tubing and fittings in user's application to comfirm acceptable function."***

The connection box is located at the .

Recent PEX issues include a class action suite on the PEX manufacturer – the buyer should know about this and is encouraged to find all the information available. The known source for information can be found at: `

URLs http://newsblaze.com/story/20070810135046000001.pz/topstory.html

http://plumbingdefectnm.com/ , http://www.plumbingdefect.com/index.html , zurnclassaction.com , http://newsblaze.com/story/20070810135046000001.pz/topstory.html http://www.zimmreed.com/zurn-pex.html?gclid=COO06rqpn5MCFQ7Vsgod33Mnvw http://www.calpipes.org/MediaCenter_PressReleases_20041118.asp leaching http://barrie101.com/blog/2007/09/26/polybutylene-plumbing-%E2%80%93-leaks-and-controversy/

R – The owners manual must be left for the homeowner, none is available – it contains 'need to know' in formation.

The homeowner is cautioned to read the owners manual prior to closing to determine that they are able to comply with all manufacturer requirements.

R – The water key is not present.

PEX plumbing is specifically excluded from this inspection and report thru the departure provision.

Additional Comments:

High water temperature may scald on contact. The inspector does not test water temperatures. Particular care should be taken of hot water dispensers installed at sink and lavatory locations. Some units appear to be water filter systems and scalding could occur.

Plumbing components, which were not visible or not accessible were not inspected. For example: plumbing lines concealed by walls, storage (below lavatories), etc. The system was not observed for proper sizing, design, or use of proper materials. The inspector did not test water quality or potability. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Fixture supply or shut-off valves should be turned periodically to allow operation to turn water supply to a fixture off, if necessary. These valves are not typically tested for operation, as valves that do not turn under normal hand pressure are typically corroded. Excessive force may cause a leak or possibly break a valve stem. The inspector did not operate any main valves, branch valves or shut-off valves. The inspector did not inspect any system that has been shut down or otherwise secured.

In addition, washing machine faucets and drains were not tested for operation and the inspector did not determine the effectiveness of any anti-siphon or backflow prevention devices. Laundry faucets and washer connections should be checked periodically for leaks and corrosion. Corrosion at faucets indicates small leaks that may turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Old worn hoses should be replaced to prevent bursting and flooding. Floor drains should be periodically checked for a possible blockage.

For new construction, recently remodeled, or vacant homes (even for a short period of time), it is not unusual for the plumbing system to back up when the new owner occupies the structure. This is due to the fact that contractors building or remodeling the house use the plumbing system as a method of disposal, including cleaning supplies, paint, putty and anything else imaginable. Solids in the pipes tend to congeal as water drains from the pipes through lack of use and the solids can form barriers in the pipes. Before occupying the structure, you should repeatedly fill all plumbing fixtures in an attempt to insure that the drains will operate once you and your family have moved into the property.

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In order to protect supply lines during extreme cold weather, it is necessary to utilize the following precautions:

- *Turn off water at main supply valve and open all interior and exterior faucets and hose bibs.*
- *Keep the interior dwelling warm. It is typically recommended that the interior of the dwelling maintain sixty-five degrees Fahrenheit (65°) temperature.*
- *Leave any cabinet doors under sinks or lavatories open to allow heat circulation.*

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents** *Comments:*

Location of main drain cleanout: front

☑ Plastic ☐ Iron ☐ Chrome ☐ Vinyl ☐ Other

The master shower endured a 15 minute + drain test to determine leakage. No leakage indicators were visible at the perimeter. No access was installed to directly check the drain.

R - No tub drain accesses were installed. These are recommended for periodic inspection for leakage. The tub drains were not inspected. The accesses should be installed and checks made for leakage.

The tub accesses should be periodically inspected for three reasons:

1. to check for drain leakage
2. to check for wood destroying insect entry
3. to check for leakage which will exacerbate foundation movement

☑ ☐ ☐ ☐ **C. Water Heating Equipment** *Comments:*

Energy Source: Gas

Capacity: 40

Visible gas lines to unit: ☐ Galvanized ☑ Flex ☐ Copper ☑ Black steel

Type of combusted air venting:

☑ Double wall (type 'B') ☐ Single wall ☐ Mixed types ☐ Mixed sizes

R – The gas vented appliance flues should extend 2 feet above the roof covering and 2 feet above the closest horizontal 10 foot roof area, for drafting reasons – IRC G2427.6.5 (503.6.6).

Client information:

Since the area water supplies generally contain amounts of sediment, water heaters are in need of periodic maintenance. Flushing the sediment from the tank quarterly and checking the temperature and pressure relief valve annually are necessary. The T&P valve is a safety device that prevents over pressurization of the tank beyond it's pressure limits. It generally requires annual replacement.

Sacrificial anodes are not inspected and are usually fully used with 6 years of installation.

Additional Comments:

Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to insure that waterways are clear and the devise is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not have been properly maintained or are in excess of 3 years of age do not reseat themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure. Super-heated water above 212° possesses latent heat energy which, when exposed to atmospheric pressure, flashes into steam and creates explosive energy. At only 50 psi, at which point water flashes into steam at 297°, the energy if liberated by rupture, equals more than one-pound of nitroglycerin.

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☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment** *Comments:*

Access to motor: ☐ Yes ☑ No

Access to drain: ☐ Yes ☑ No

R - Access to the whirlpool motor and drain should be provided (or its whereabouts should be verified with the current owner). The drain and water lines were not inspected and the grounding of the motor was not verified. The access is necessary for equipment maintenance.

Client advisory:

Whirlpool water intakes present an entrapment issue for hair and a evisceration hazard for skin. To my knowledge there are no devises for the prevention of those hazards. Care should be taken when using this appliance with entanglement particularly with children.

Additional Comments:

The inspector did not determine the adequacy of self-draining features of the circulation system. Plumbing loops in port lines hold and retain water if not properly sloped.

Due to possible health hazards associated with using the hydrotherapy equipment, proper disinfection and cleaning is recommended prior to use.

V. APPLIANCES

☑ ☐ ☐ ☐ **A Dishwasher** *Comments:*

☑ ☐ ☐ ☐ **B. Food Waste Disposer** *Comments:*

☑ ☐ ☐ ☐ **C. Range Exhaust Vent** *Comments:*

Vented air vents to: ☐ Recirculating ☑ Exterior

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens** *Comments:*

Unit fueled by: ☐ Electric ☑ Gas

Visible gas lines to unit: ☐ Galvanized ☑ Flex ☐ Copper ☑ Blacksteel

Oven temperature, when set at 350 degrees, is 350

Timers and cleaning systems are not inspected.

☑ ☐ ☐ ☐ **E. Microwave Oven** *Comments:*

Additional Comments:

Radiation leakage was not tested for nor part of this inspection.

☐ ☐ ☑ ☐ **F. Trash Compactor** *Comments:*

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☑ ☐ ☐ ☐ **G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:*

☑ ☐ ☐ ☑ **H. Garage Door Operator(s)** *Comments:*

Infrared light installed: ☑ Yes ☐ No*

*Client should consider installation of this system for increased safety and protection.

R - The reversing mechanism does not operate although the infrared beam and sensors are functioning. This door may still cause damage or injury.

☑ ☐ ☐ ☐ **I. Doorbell and Chimes** *Comments:*

☑ ☐ ☐ ☐ **J. Dryer Vents** *Comments:*

Client information:

Please note that plastic dryer vents are considered fire hazards and flexible aluminum venting is recommended.

Washes, dryers and refrigerators are considered chattel items and are not within the scope of this inspection.

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☐ **A. Lawn and Garden Sprinkler Systems** *Comments:*

Automatic Timers were not tested due to a lack of time at the site.
Number of zones - 6
Coverage - good

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

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FOUNDATION

Check for erosion, animal digging near the foundation
Maintain installed flowerbeds and regarding such that the drainage is away from the foundation
Keep gutters and sprinklers in good condition

ROOFING

Check vents and roof penetrations for leak points
Watch age of roof and signs of weathering/damage

WALLS

Keep paint protection on exterior wood product veneers, caulk and putty as needed
Caulk interior and exterior perimeters of windows as needed against water and air infiltration
Replace rotted wood, it presents a water intrusion point
Check the weatherstripping

ELECTRICAL

Check ground fault interrupters annually
Repair broken outlets and switches
Test smoke detectors regularly
Know where the main shutoffs are for the breakers, the heater, the a/c, the water heater
Test reversing devises on the garage door openers

HEATING

Professionally check prior to heating season for cracked heat exchangers and full servicing annually

Check flue connections and proximity to combustibles

Regularly sniff for gas leaks (in all gas fired appliances), gas has a pungent smell

COOLING

Have professionally service prior to cooling season – inefficient operations wear equipment and cost energy money
Check the differential occasionally just like we did on the inspection

DUCTS

Check for loose ducts and air leakage at connections – during cold season (attic is cooler)
Replace the air return filter(s) every month, they really do make the system work better and clean (use a good quality filter)

WATER SUPPLY LINES

Repair any water leakage from drains or fresh water lines
Check incoming water lines for leaks
Notice any soggy areas of the yard for potential underground leakage
Check tub and shower corners for complete caulking – use tub and tile caulk
Know where your main shutoff is located, just in case

DRAINS

Notice any soggy areas of the yard for potential underground leakage
Repair leakage immediately
Pull access at tubs and check for water and drain leaks

WATER HEATER

Check flue connections and proximity to combustibles
Check temperature and pressure relief valve – replace if inoperable

WHIRLPOOL

Check ground fault interrupter every two months
Open access and check for leakage from drain and water lines

Homes Do Not Maintain Themselves

You are about to take on the joys and responsibilities of home ownership. You new home will require some TLC.
The first thing to remember is that code establishes minimal standards for keeping the structure's occupants safe, sound and sanitary. Maintenance is meant to keep components in the same condition as when they were installed. Once in a while the component will need to be replaced in order to maintain those conditions.

Buena suerte with your new home. I hope your home is always be filled with good fortune.

10-27-08 APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for
- electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain
- locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us)

This form is available on the TREC website at www.trec.state.tx.us

TREC Form No. OP-I

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ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 0 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time.

NOTE: For the purpose of this report, it is assumed that the house faces south.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 76 degrees F. Wet weather conditions have been experienced in the days leading up to the inspection.
Selling agent; Suzanne Noonan
Present for inspection; Steve Grogan

☐Seller's Agent ☐Buyer's Agent ☐WDI Inspector ☑Broadview ☑Buyer ☐Seller ☐Other:

Subject Property is: ☐Occupied ☑Vacant ☑ New Construction ☐ Foreclosure

Style: ☐1 story ☐1½ story ☑2 story ☐3 story ☐tri-level ☐other:

Occupancy: ☑Single Family ☐Condo ☐Townhome ☐Duplex ☐Other:

Utilities on: ☑Water ☑Electricity ☑Gas ☐All Electric

Soil conditions per USDA – loamy forested soils in general area
Property description – single family detached structure, wood framed, brick, synthetic stone and siding exterior veneers
Seller's Disclosure Not Viewed

SANCTITY OF THIS REPORT

THIS REPORT MAY BE INITIALLY TRANSMITTED VIA THE INTERNET. IT IS TRANSMITTED IN A COMMON FORMAT TO ALLOW EASE OF ACCESS FOR THE RECEIVER. SINCE NO FORMAT IS COMPLETELY SECURE, IT CAN BE CHANGED BY THE RECEIVER.
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