



# EVERY ANGLE

## INSPECTORS

### Property Inspection Report

Your Name Here

**Property Address:**

123 Customer Ln.  
Your City TX 75123



### Every Angle Inspectors

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469-573-3362

Chris@EveryAngleInspectors.com

# PROPERTY INSPECTION REPORT

**Prepared For:** Your Name Here

(Name of Client)

**Concerning:** 123 Customer Ln., Your City, TX 75123

(Address or Other Identification of Inspected Property)

**By:** Chris Cordier Texas License #: 22494 / Every Angle Inspectors 1/1/2050

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

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 ACTIONS, 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.

#### **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:

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

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 require 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.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

<b>In Attendance:</b> Seller, Buyers Agent	<b>Type of building:</b> Single Family (2 story)	<b>Approximate age of building:</b> 2003
<b>Weather:</b> Clear	<b>Temperature:</b> Over 75 (F)	<b>Rain in last 3 days:</b> Yes
<b>Home Faces:</b> South	<b>Building Status:</b> Vacant	<b>Utilities On:</b> Yes
<b>Obstructed or Inaccessible Areas:</b> Walls/Ceilings Covered or Freshly Painted	<b>Ground/Soil surface condition:</b> Damp	

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

I	NI	NP	D
<div><div>I. Structural Systems</div><div>The word "deficient" might seem a bit harsh in relation to some of the items below. Anything that is not perfect is considered deficient in these reports. 99.9% of properties have deficiencies no matter the age of said property. Our job as an inspector is to try and make our client aware of EVERYTHING we notice, no matter how large or small.</div></div>			

☒ ☐ ☐ ☒ A. Foundations

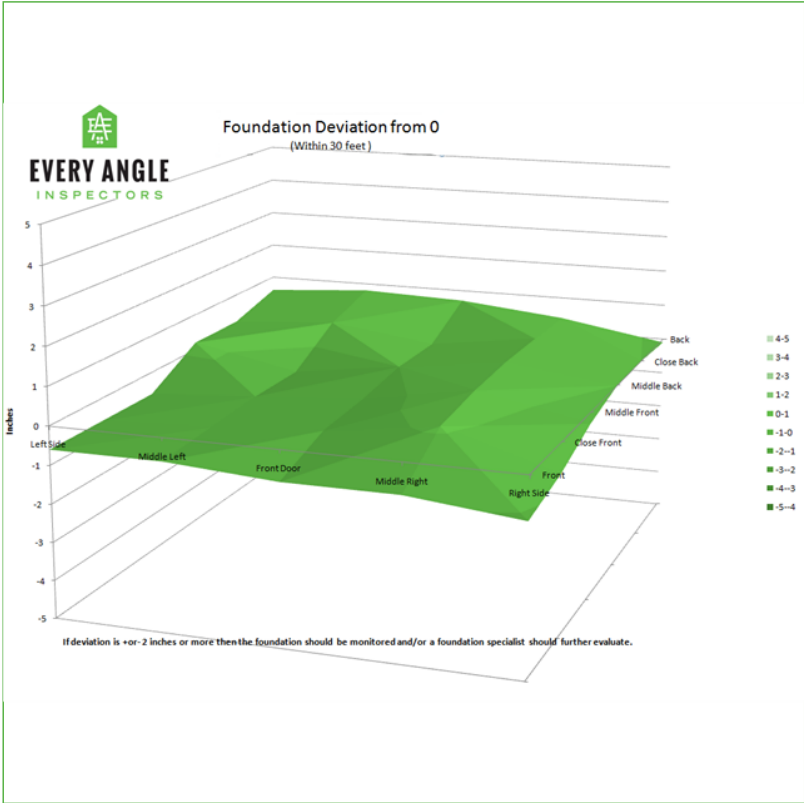
Type of Foundation(s): Post Tension Slab On Grade

Comments:


- (1) Performance Opinion: (An opinion on performance is mandatory): Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- (2) Foundation Elevations: The general rule of thumb is that you want to take note of anything that deviates more than 2 inches with in 30 feet with the foundation elevation. Anything greater than this should be monitored over time or be inspected by a foundation specialist. If the measurements are not with in the standard deviation, the foundation may have stopped moving already OR it could still be moving.

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I	NI	NP	D
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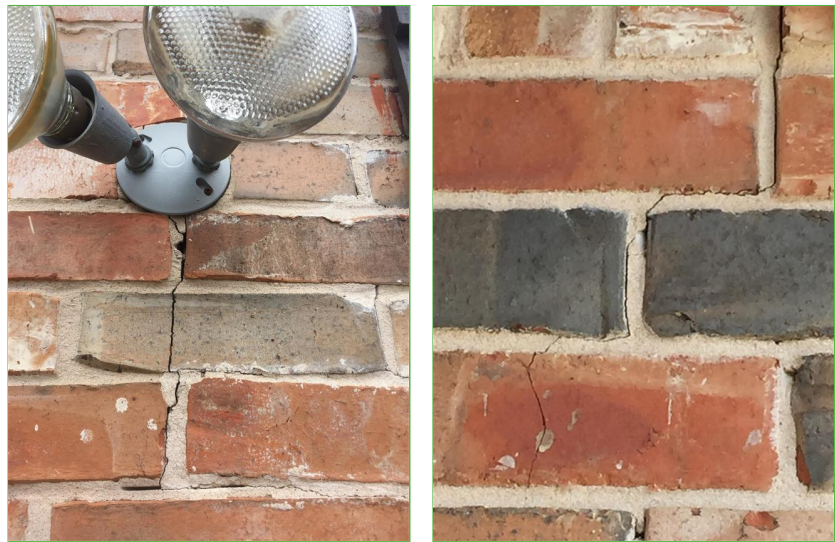
A.

<div> <b>EVERY ANGLE</b> INSPECTORS</div>					
Foundation Deviations	Left Side	Middle Left	Front Door	Middle Right	Right Side
Front	-0.6	-0.6	-0.8	-0.8	-1.1
Close Front	-0.6	-0.5	-0.3	0.1	-0.8
Middle Front	-0.6	-0.4	-0.2	0.3	-0.3
Middle Back	0.2	-0.4	0	0.4	0
Close Back	0.2	0.4	0	0.4	0
Back	0.6	0.8	0.7	0.4	-0.1

A.

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(3) Settlement cracks at the right of the two car door garage.



A.

A.

(4) Corner Pop Out (Cosmetic), (South side of home)



A.

(5) The ends of the post tension cables in the foundation are exposed. The cables end should be cleaned ( remove any rust) and to seal the missing mortar.



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A.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

(1) Gutters are terminating on the roof. They should have individual downspouts that terminate at grade level. This set up will result in lessoning the life of the roof covering materials in that area.



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B.



B.



B.

(2) Shrubby too close to property. All shrubs/trees should be at least 1.5 feet away.

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I	NI	NP	D
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B.



B.

(3) Grading next to house is too low exposing too much of the foundation on the West side of house. Extra dirt should be added



B.



B.

(4) Grade to high on foundation in relation to brick veneer. There should be at least a 4 inch gap to prevent moisture wicking into wall.



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B.

☒ ☐ ☐ ☒ C. Roof Covering Materials

**Types of Roof Covering:** Architectural  
**Viewed roof covering from:** Walked roof  
**Roof Pitch:** 8:12

**Comments:**  
(1) The covering is degrading in certain areas due to improper gutter installation. Gutters should never terminate back on to the roof as this lessens the life of the roof covering materials.



C.

(2) Flashing not properly nailed down in multiple locations.

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I	NI	NP	D
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C.



C.

(3) Flashing at plumbing stacks showing signs of animal damage. This is a potential moisture penetration issue.



C.

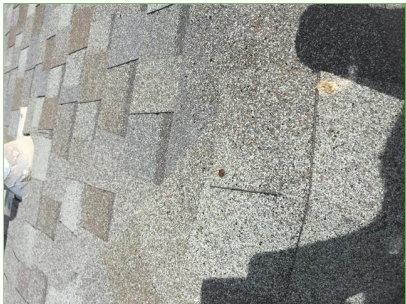


C.

(4) Nail heads are visible in some places on top of the shingles. These should be periodically caulked to prevent moisture penetration.

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I	NI	NP	D
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C.

C.

☒ ☐ ☐ ☒ D. Roof Structures and Attics

**Method used to observe attic:** Walked

**Insulation Note:** The R-Value is the capacity of an insulating material to resist heat flow. The higher the R-value, the greater the insulating power. The R-Value should be not less than R-30 in attics according to our zone 3 of the International Energy Conservation Code (IECC). Types of insulation vary in their R-Value per inch. Example; Loosefill Fiberglass Insulation, common in attics in North Texas, is rated at 3 R per inch. So, minimum depth of this type of insulation should be 10" deep.

**Approximate Average Depth of Insulation:** Less than 6 inches

**Attic info:** Pull Down stairs

**Comments:**

(1) Soffits not secured in some areas.



D.



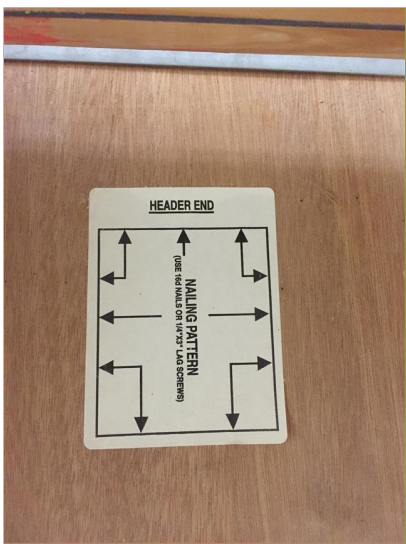
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(2) The attic stairs are fastened to the framing with screws instead of the required nails. Screws do not have the desired shear strength to support an adequate weight load. Injury could result if not repaired.



D.



D.



D.

(3) Average insulation depth is only 5 inches. It should be at least 10 inches. There are also bare spots of insulation over the living room.

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D.



D.

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

**Siding Material:** Brick veneer

**Wall Structure:** Wood

**Wall Material:** Gypsum Board

**Cabinetry:** Wood

**Countertop:** Granite

**Comments:**

(1) The fascia/siding is in direct/close contact with the roof covering materials. There should be flashing and at least a 2 inch gap to help prevent rot.



E.

(2) Wood rot located around siding by north side dormer.



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E.

(3) Siding loose above the right of front door.

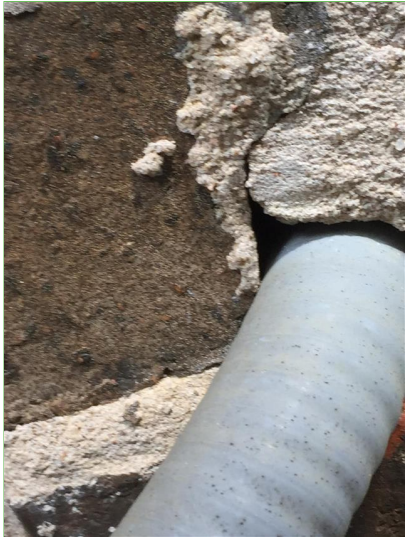


E.

(4) Low and High lines from the condenser unit into the house should be sealed at the wall.

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I	NI	NP	D
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E.



E.

☒ ☐ ☐ ☒ F. Ceilings and Floors

**Ceiling Structure:** 2X8  
**Floor Structure:** 2 X 8  
**Ceiling Materials:** Gypsum Board  
**Floor Covering(s):** Carpet, Tile, Wood  
**Comments:**

(1) Wood floors in den have not been installed correctly at the edges of the walls.

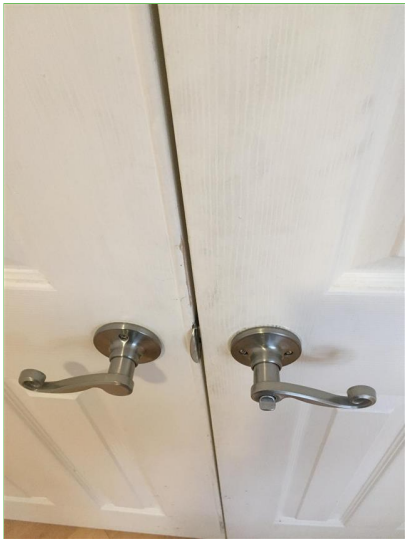


F.

(2) Locking mechanism to bedroom is not operational.

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I	NI	NP	D
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F.

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

**Exterior Entry Doors:** Wood

**Interior Doors:** Hollow core

**Comments:**

(1) Swinging door to wet bar area does not seat correctly and rubs the door frame when opened and closed.



G.

(2) There are no self closing mechanisms on the doors that go from living spaces to the garage. These should be installed to aid in the prevention of accidental death from carbon monoxide poisoning.

☒ ☐ ☐ ☒ **H. Windows**

**Sky Light(s):** None

**Comments:**

(1) Caulking needed around window of north side dormer.

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I	NI	NP	D
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H.

(2) Damaged screens in multiple locations.



H.

(3) Rusting lintels above windows in multiple locations. Primarily on the West side of house.

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

I	NI	NP	D
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H.

(4) At least three windows in the front of the house are foggy. which usually means broken seals.



H.



H.

☒ ☐ ☐ ☒ I. Stairways (Interior and Exterior)

Comments:  
Guard rails at the second story level in not child safe. The main bars are 4 inches apart from one another like they are supposed to be, but the decorative rod iron in the center allow children to climb up them easily.



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I	NI	NP	D
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I.

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

**Chimney (exterior):** Metal Flue Pipe  
**Types of Fireplaces:** Gas w/ artificial logs  
**Operable Fireplaces:** One

**Comments:**  
(1) Gas log fireplace is sealed and unable to check damper or if damper clamp is installed.



J.

(2) Chimney vent loose at West exterior wall.

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

I	NI	NP	D
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J.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports**

Driveway: Concrete

Comments:

☒ ☐ ☐ ☒ **L. Other**

Comments:

(1) Driveway has some small cracks and some uneven areas present tripping hazards.



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I	NI	NP	D
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L.



L.

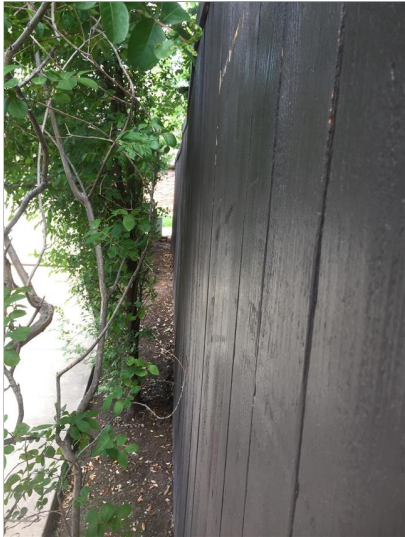


L.

(2) Fence slightly bowed on West side of backyard

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I	NI	NP	D
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L.

(3) Latching mechanism does not secure properly.



L.

(4) Previous water damage located under kitchen sink.

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I	NI	NP	D
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L.

Almost every house will move and settle overtime. In most cases these minor movements are natural and have sometimes stopped entirely. In any case where cracks in walls or foundations are evident, the client should monitor over time and then be more capable of determining the speed at which they are still moving or not at all. If the client should choose not to repair the items listed as deficient in this report, then these items should be at least monitored.

Note on roof coverings (Roof Pitch): The steeper the roof slope usually equates to longer roof life, 12:12 is high while 2:12 is low. Your roof pitch is listed above if we were able to measure it.

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I	NI	NP	D
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II. Electrical Systems

There should be GFCI protection at all receptacles in bathrooms, kitchens, wet bars, garages, outdoors, crawl spaces, and unfinished basements. There should be at least one GFCI receptacle (with the test/reset buttons) at the most upstream outlet in that branch while the other outlets downstream will be clearly labeled that they are GFCI protected. These regulations are to aid in the prevention of shock in the highest risk areas. Receptacles should also be 18" above floor level in the garage to aid in the prevention of igniting dense fumes. Also, any splices in home wiring should be located inside junction boxes.

☒ ☐ ☐ ☒ A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground

**Service Size:** 200 Amps

**Panel Capacity:** 200 AMP

**Electric Panel Manufacturer:** SQUARE D

**Panel Type:** Circuit breakers

**Dryer Outlet Type:** 4 Prong

**Comments:**

(1) Unable to locate the grounding electrode. It should be visible for inspection.

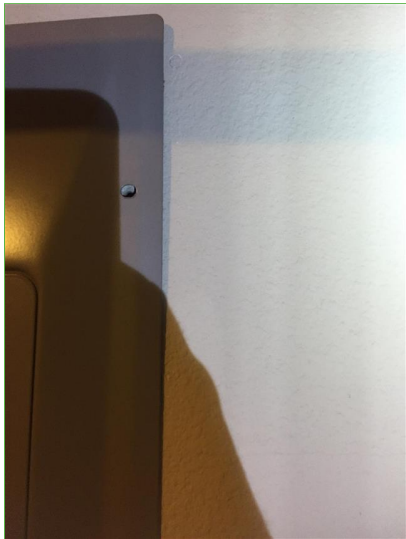


A.

(2) Electrical panel missing panel screws. Be sure to use the correct screws when fixing that have the flat screw heads, so that they do not pierce any wiring.

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I	NI	NP	D
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A.

☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Comments:

(1) All fixtures should be sealed and caulked to walls.



B.

(2) No power to the front and backyard receptacles. Could not find any GFCI test receptacles and none were labeled as such.



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I	NI	NP	D



B.



B.

(3) Reversed polarity of receptacle left of kitchen sink. This is a shock hazard. Both of the receptacles next to the kitchen sink are supposed to be GFCI protected, but they are not tripping when tested. All of the receptacles in the rest of the kitchen and laundry room are GFCI protected, but not labeled that they are.



B.



B.

(4) Light fixture in at the Northwest corner of house disconnected.

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I	NI	NP	D
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B.

(5) Receptacle missing cover. This is a shock hazard and should be fixed.



B.

(6) Receptacle installed improperly next to wet bar, This is a shock hazard.



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

I	NI	NP	D
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B.

(7) Light fixture in laundry room flickers (Both bulbs).



B.

(8) Pantry light not operational.

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

I	NI	NP	D
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B.

(9) Cracked electrical plate cover at living room light/fan switch.



B.

(10) Receptacle in master bath too far from sink. Distance should be no more than 3 feet.

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I	NI	NP	D
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B.

(11) Light out at upstairs bedroom.



B.

(12) Smoke alarm missing in upstairs bedroom.

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I	NI	NP	D
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B.

(13) Ceiling fans in multiple rooms are missing isolating links on the chains. This is a shock hazard.



B.

(14) Light switch not working.

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I	NI	NP	D
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B.

Note: The importance of Smoke Alarms and Carbon Monoxide being operational and in the correct locations should never be overlooked. Every Angle Inspectors will test all accessible detectors that are not connected to one another in a network (Security System). Some detectors might be noted as inoperable in the inspection. We do not change the batteries to check operation further. The client should always double check these systems and replace batteries as necessary. There should also be a detector in every sleeping room, on every floor, and close to the door outside of sleeping rooms. Every Angle Inspectors personally recommends installation quality carbon monoxide detectors close to gas appliances and garages. There should also be an automatic closing feature on the garage door that enters your home. Carbon monoxide is an odorless/colorless gas and can be fatal within minutes.

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I	NI	NP	D
<div>III. Heating, Ventilation and Air Conditioning Systems</div> <div>Regarding AC: Every ton is equivalent to 12,000 BTU. The average for the North Texas area is 1 ton per every 500 sq. ft., of area to be conditioned. This number is not exact and will be a little more or less depending on such factors as total cubic feet of property (ceiling height), air tightness of house, number/size/location of windows, shade from trees, and air supply/return location within the area being conditioned.</div>			

- ☒ ☐ ☐ ☐ A. Heating Equipment
- Type of Systems (Heating): Forced air furnace
- Energy Sources: Electric, Gas
- Number of Heat Systems (excluding wood): Three
- Comments:

- ☒ ☐ ☐ ☒ B. Cooling Equipment
- Type of Systems (Cooling): Split Conventional Forced Air
- Number of AC Only Units: Three
- Cooling Equipment Energy Source: Electricity
- Comments:
- (1) Shrubberty too close to condenser unit. All shrubs/trees should be at least 2 feet away.

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I	NI	NP	D
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B.



B.



B.

(2) Condensate lines from the evaporator coil above the master bath are not over the drain pan and are sweating. This is causing minor water damage below the edge of the drip pan. At least the first 6 feet from the unit should be insulated.



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I	NI	NP	D
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B.



B.

☒ ☐ ☐ ☒ C. Duct Systems, Chases and Vents

Filter Size: 20x20, 20x25

Ductwork: Insulated

Filter Type: Disposable

Comments:

Primary air filters dirty and need to be replaced.



C.

Contrary to what you would think, an oversized A/C unit is not necessarily a good thing. It can cause short cycling, which is when the unit only run for a short amount of time and then turns off because it was cooling so fast. The more often the compressor turns on and off, the shorter the life expectancy of that unit. The A/C also is supposed to run for a longer amount of time to be able to expel the moisture out of the air from the area being serviced. The shorter amount of time your A/C runs means that it will create higher humidity levels making the occupants feel warmer.

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I	NI	NP	D
IV. Plumbing System			
Water pressure should be between 40-80psi. Low water pressure is an inconvenience and high water pressure can shorten life spans of plumbing equipment such as faucets causing leaks. High water pressure can be remedied by contacting a licensed plumber and having a pressure reducing valve close to your water meter installed. You will also need to install an expansion tank connected to your water heater if one is not already present.			

☒ ☐ ☐ ☐ A. Plumbing Supply, Distribution System and Fixtures

**Location of water meter:** Front of house by street and sidewalk

**Location of main water supply valve:** At main water meter

**Static Water Pressure Reading:** 80 psi, (Max. Limit is 80 psi)

**Water Source:** Public

**Washer Drain Size:** 2 1/2 inches

**Comments:**

(1) Water pressure sufficient.



A.

(2) Hot water at this location was 121 degrees fahrenheit (too hot). Temperatures should not exceed 110 degrees fahrenheit. This is a safety hazard.



A.

(3) Hot water does not turn on at master bath sink.

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

I	NI	NP	D
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A.

(4) Corrosion on master bath shower head.



A.

(5) Hot and cold water reversed at master bath shower. This is a safety issue.



A.

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

I	NI	NP	D
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(6) Gas lines in attic are not properly secured or labeled as "gas".



A.

☒ ☐ ☐ ☒ B. Drains, Waste and Vents

Plumbing Waste: PVC

Comments:

(1) Corrosion at kitchen sink drain.



B.

(2) Corrosion under connection at kitchen sink.

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

I	NI	NP	D
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B.

(3) Very slow drain at master bath sink.



B.

(4) Corrosion on master bath shower head.



B.



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

I	NI	NP	D
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- ☒ ☐ ☐ ☐ **C. Water Heating Equipment**  
    **Energy sources:** Electric, Gas  
    **Capacity:** 40 Gallon  
    **Water Heater Location:** Attic  
    **Comments:**
- ☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**  
    **Comments:**

Water Heaters that are located in attics can be a concern for water leaks if the unit is not maintained properly. Every Angle Inspectors recommends contacting a licensed plumber to install a water leak auto shut off device on your water heater to help prevent large water leaks coming through the ceiling if your water heater is located in the attic or on a second floor. All water heaters should also have a pan beneath them to help catch leaks if they are located in an area where they would cause damage if they did leak.

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

I   NI   NP   D

V. Appliances

- ☒ ☐ ☐ ☐ A. Dishwasher
- Exhaust/Range hood Filter Condition: Clean
- Oven: Electric
- Oven Temperature Test: Sufficient, Not Sufficient - Too low temperature in relation to setting
- Comments:
- ☒ ☐ ☐ ☐ B. Food Waste Disposers
- Comments:
- ☒ ☐ ☐ ☐ C. Range Hood and Exhaust System
- Comments:
- ☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens
- Stove Top: Electric
- Comments:
- Oven is not heating as high as the temperature that it was set to.



D.

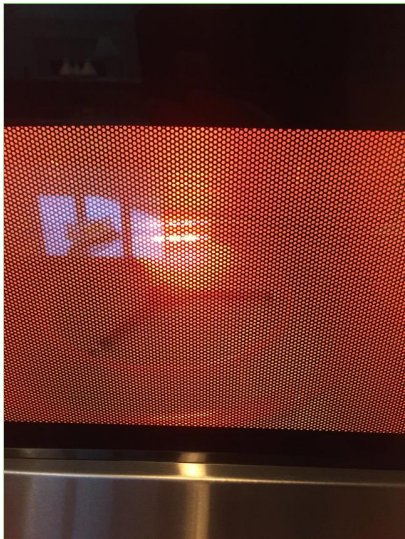


D.

- ☒ ☐ ☐ ☐ E. Microwave Ovens
- Microwave radiation leak: None Detected
- Built in Microwave: Yes
- Comments:
- The microwave is operational with no radiation leaks detected.

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

I	NI	NP	D
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E.



E.

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and bathroom Heaters**

**Comments:**

(1) Master bath vent terminating into attic. This contributes to unwanted environmental conditions in the attic that can cause many problems including creating damaging humidity levels in attic. These vents should be always be terminated to the exterior of the property.



F.

(2) Upstairs bath vent terminating into attic. This contributes to unwanted environmental conditions in the attic that can cause numerous problems.

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

I	NI	NP	D
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F.

☒ ☐ ☐ ☒ G. Garage Door Operator(s)

**Garage Door Type:** Two automatic

**Garage Door Material:** Metal

**Comments:**

Garage door sensors are not the correct height. They should be 6 inches off the garage floor.



G.

☒ ☐ ☐ ☒ H. Dryer Exhaust System

**Comments:**

Lint in dryer exhaust. This is a fire hazard.

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

I	NI	NP	D
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H.

Thank you again for choosing Every Angle Inspectors for your inspection needs. If you have any questions or concerns, please do not hesitate to contact us!



**Notice:** This report is paid for by and prepared for the client named above. This report is not valid without the service agreement and is not transferable.

**Service Agreement for Every Angle Inspectors, P.L.L.C. Carrollton, TX 75007, 469-387-5852**

1. Every Angle Licensed Professional Inspectors perform inspections and provide written reports to the standards of Practice Rule 535.227-231 of the Texas Real Estate Commission (TREC). Every Angle Inspectors reports whether each item listed has been inspected and was performing the function for which it was intended and/or deficient. We perform our inspections in a professional manner. We only inspect those items listed on the inspection report and only the current operation or condition of those items at the time of inspection.
2. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law. Every Angle Inspectors does not hold its inspectors out to be specialists for any particular item.
3. If Every Angle Inspectors marks an item as Deficient, customer is recommended to have that item examined by a specialist not employed by Every Angle Inspectors, before purchasing the structure. After repairs have been made, the customer should have the specialist who performed the work provide documentation of the repairs made in a full written report. The specialist should be trained and qualified persons who are licensed or bonded whenever such license or bond is required by federal, state, and municipal law.
4. Every angle inspectors will not be responsible for common problems associated with vacant house such as; plumbing fixture seals drying out and causing leaks, garbage disposal seizing up, gas appliance including gas furnaces and water heaters pilot lights going out and the thermocouples failing since gas has been shut off, foundation problems can also develop in a very short period of time, sewer and drain lines becoming clogged, problems associated with plumbing not being winterized by specialists during periods of freezing conditions.
5. Client agrees not to purchase the structure unless customer understands this complete agreement and any attachments and recommendations. Client has read and understands and by accepting this report, or relying on items in any way, expressly agrees to the agreements and limitations herein. Sometimes there are components of the property that we do not inspect or are unable to inspect determined in accordance to the Texas standards and practices in rules 535.227-535.231 (TEXAS REAL ESTATE COMMISSION). In such instance we may not be qualified to inspect the item, the item is inaccessible, the client has agreed that the item will not be inspected, and/or the item could not be inspected to due to circumstances beyond the inspectors control including weather conditions. We will notify the client in the report that the item was not inspected if that said item is included to be inspected according to the Texas standards and practices in rules 535.227-535.231 (TEXAS REAL ESTATE

COMMISSION). Excluded items from inspection include, but are not limited to the functionality of temperature and pressure relief valves, the efficiency of thermal windows other than those fogging at the time of inspections, cosmetic features of any item, optional inspections, items that we cannot see in normal inspection such as anything buried or concealed, HVAC systems other than built-in units, cooling units when the outside temperature is less than 65 degrees Fahrenheit, flood plains in relation to property, not walking the roof when the temperature is over 90 degrees Fahrenheit due to possible damage, not walking roof due to unsafe conditions as deemed by inspector at time of inspection; including second story roof or pitches greater than 4:12, concealed damage to heat exchangers, condensers, and/or evaporators, testing gutter operation other than visual inspections of slope, swimming pools and sprinkler system when outside temperature is below the freezing temperature of water fences, and alarms.

6. Every Angle Inspectors assumes no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

7. If a court declares any provision of this agreement invalid, the remaining provisions remain in effect. This agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this agreement must be in writing and signed by you and by one of our authorized officers. This agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and Assignees. You will have no cause of action against us after one year from the date of the inspection.