



Professional Inspection Report Has Been Prepared Exclusively For:

Your Name Here
000 Name Street, Dallas, Texas 75201

Inspector: Andrew Thacker
TREC 22133

ARIEL Inspections LLC

1540 Keller Parkway, Suite 108, Keller, Texas 76248
(817) 482-6258

PROPERTY INSPECTION REPORT

Prepared For: Your Name Here

Concerning: 000 Name Street, Dallas, Texas 75201

(Address or Other Identification of Inspected Property)

By: Andrew Thacker TREC 22133

February 1, 2017

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required 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 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 warrant ability 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 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. 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.

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

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.

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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

Property inspected was: Occupied
Real Estate Office: Janet Calvert

Parties present at inspection:
Selling Agent: Present

Weather Condition at Time of Inspection

Weather Condition during inspection: Clear

Outside temperature at Arrival: 70°

Cost of inspection services: \$945.00

Outside temperature at Departure: 68°

Paid at: Site

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, now. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify **Error! Reference source not found.** in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to **Error! Reference source not found.** for all its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: (Original On file)

DATE: February 1, 2017

INSPECTED BY: Andrew Thacker 22133

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I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s):

Slab on Ground with post tension cables

Notes:

Foundation performance Opinion: The Foundation is performing as intended. No significant problems were observed

Comments:

The foundation appears to be supporting the structure & immediate remedial needs are not evident other than removing soil and mulch from the foundation in the back and side yards



Recommendation: These areas on each side should be regraded to assure water drainage away from the home and into a swale or French drains (these appeared blocked with leaves and debris at time of inspection).

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B. Grading and Drainage

Drainage around house in front and sides is adequate from gutters and kick outs however the flower bed at rear of house adjacent to pool is too high and cover the foundation to the brick veneer and in some areas over the veneer. This allow water intrusion under the slab and may cause future foundation damage from uplifting.



Recommendation: Regrade these areas to below veneer by 4-6 inches. Install French drains clean out as needed to remove standing water from backyard flower beds.

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E. Roof Covering Materials

Type of Roof Covering: Composition asphalt fiberglass Architectural shingles

Viewed from: From yard by binoculars and by Drone

Condition: The roof appears to be in adequate condition and appears less than 10 years old.

The southwest portions of the roof have pronounced sagging between the rafters which is apparent from the exterior in the back yard of the house. This structural issue was also examined from inside the attic but we were unable to determine type of sheathing used as the interior attic is covered with thermal insulation.

***Note:** This inspection does not warrant against future roof leaks.*

Recommendation: Have a licensed roofing professional examine the roof when replacement is warranted from storm damage or from client's desire. New roof sheathing should be considered to replace the existing covering as it appears to be problematic and not fully supporting the roof shingles adequately.

Additional Notes: ARIEL's inspector is not a roofing expert. Client should have a licensed roofing company/contractor inspect the roof for further evaluation if the Client so chooses

Roof is sagging between the rafters

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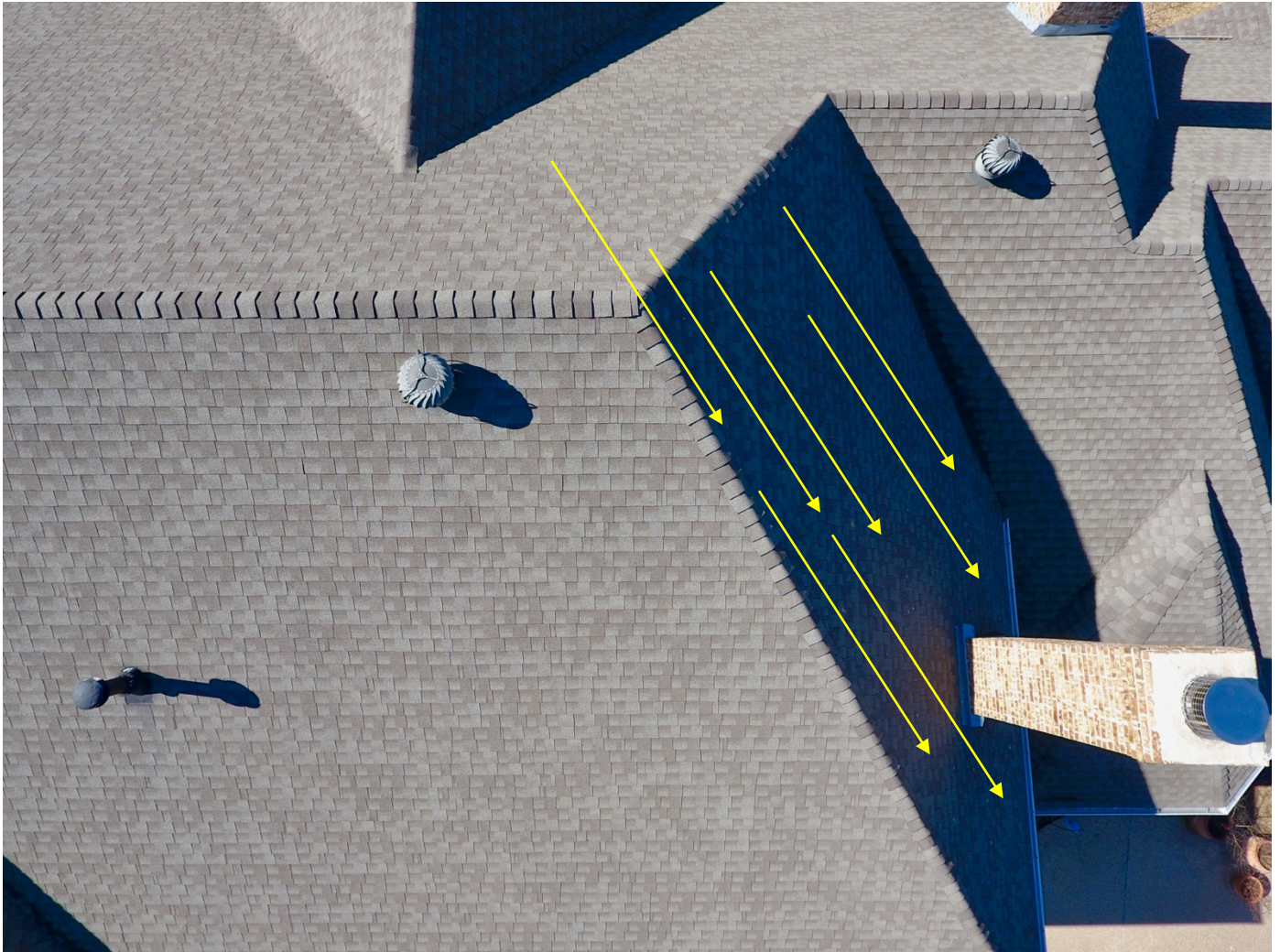
Areas of previous repairs and resealing of hail head pops





Previously patched and sealed nail heads

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F. Roof Structure and Attic

Viewed from: Entered attic and performed a visual inspection

Also, viewed from ground level & by drone Due to the steep pitch of the roof structure and design, the roof was observed from ground level with binoculars. The Inspector felt it would be unsafe to get on and stay on the roof.

Detailed roof examination completed by drone. high resolution photos were taken of all gutters and ridges along with detail of roof penetrations for vents and TV antenna/Satellite mounts. Indications were present that the roof had been previously repaired by sealing nail pops. It was not determined what caused these previous repairs whether from storm damage or high winds or some sagging of the support sheaths.

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The attic was performing its intended purpose to support the roof and provide sufficient insulation for the interior of the house.

Insulation was noted at being an average depth of approximately 8 inches overall. Some areas were covered with spun fiberglass up to 12 inches deep but some areas were less than 5 inches and a few areas were missing insulation.

Installed Insulation is combination of batts and spun fiberglass. Existing R value is less than R 22.

Recommend increasing with additional Insulation to an average depth of 16-20 inches to increase overall R value to R 30- R 60 per DOE recommendation for the North Texas climate zone.

Ventilation was minimal for the area of attic. Recommend 3-4 additional vents be added either power vents or turtle vents to improve ventilation.

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G. Walls (Interior and Exterior)

Prevalent exterior siding: Brick Veneer with Hardy Board Accents

Interior Walls: Sheetrock over wood frame construction. There were no deficiencies observed.

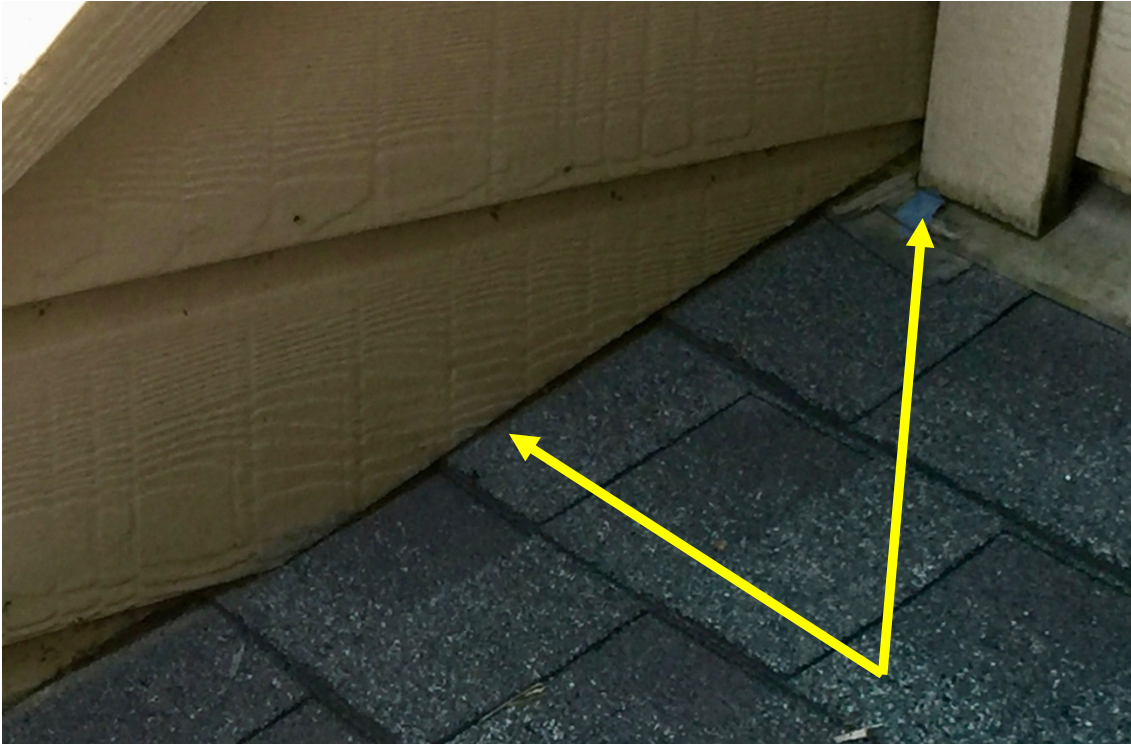
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Exterior Wall: There were no deficiencies observed other than minor penetrations that require caulking/silicone sealant to be applied.

Comments: Exterior walls should be inspected by a professional painter yearly to assure long life of caulking and sealant materials. This is especially true around window sashes and stiles on the exterior. Condensation can form at the window sill resulting in peeling paint, staining and wood rot if not protected properly.







Recommend kick outs near adjoining walls to redirect water away from brick and hardy board siding.

☒ ☐ ☐ ☐ **H. Ceilings and Floors**

Ceilings: There were no deficiencies observed

Floors: There were no deficiencies observed.

Comments: The ceilings and floors were in adequate condition

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I. Doors (Interior and Exterior)

Interior: There were no deficiencies observed

Garage Door: There were deficiencies observed.

Front door lock is misaligned or needs lubrication to open more easily

Safety Hazard on garage doors. Door locks were present which would prevent emergency egress for first responders

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J. Windows

Indications of water penetration was not observed at the time of inspection

Windows All In Good Working Order. Open and Close with effort.

No Seals Were Observed to be Broken.

Some windows were difficult to open and may be problematic for children or older persons to operate for emergency egress.

Windows had opening prevention locks in place which is a safety hazard for egress and for emergencies where firemen would not be able to open for rescue.

Recommend maintenance to ease opening and closing.

Recommend removal of window opening locks in all bedrooms for safety.

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K. Stairways (Interior and Exterior)

Comments:

The stairways were in acceptable conditions.

Spindle spacing is within limits (less than 4 inches between spindles)

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L. Fireplace and Chimneys

Type of fireplaces Outside Vented via concrete encased flue stacks via chimney chases

Fuel Source: Gas

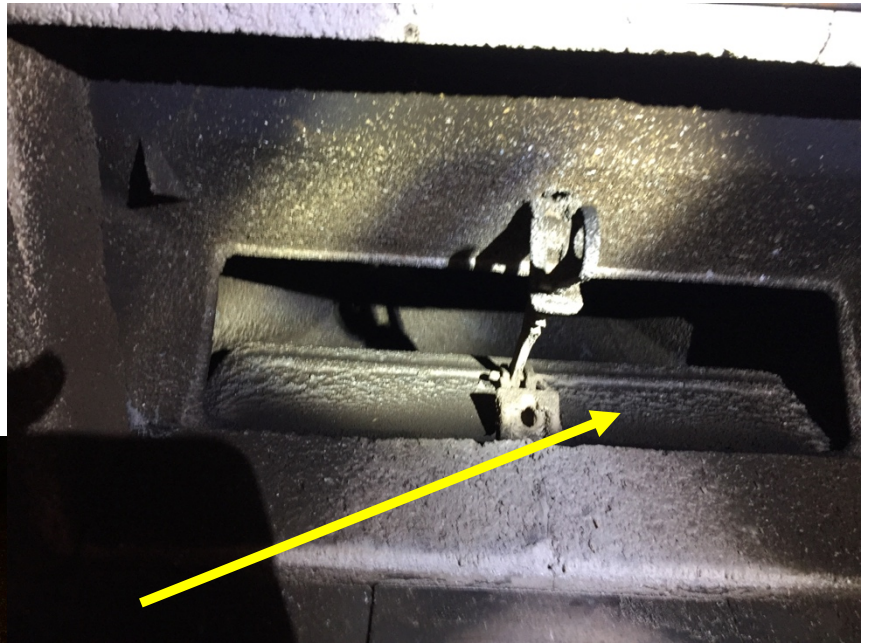
Gas Valve Location: To the left of the fireplace in living and right in study.

The inspector did not operate the gas log lighters

Dampers: Acceptable at the time of inspection for wood burning operation. Dampers should have damper locks installed to prevent dampers from closing and allowing carbon monoxide gases into the house if they are converted to gas logs.

There were cracks noted in the fire brick at back of fireplaces in both rooms

There was excessive creosote buildup on the flue entries on both fireplace



Comments:

The fireplace firebox mortar should be improved. The rear wall of the fireplace firebox should be repaired for improved safety.

Significant creosote buildup was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

Carbon monoxide detectors should be added in the study and top of staircase since fireplace have

gas burner for log lighting or future conversion to gas logs.



M. Porches, Balconies, Decks, and Carports

Decks and patio were performing adequately for the intended use. Upper deck showed minor crack at beam support and at wall interface.

Recommend monitoring for any further deterioration. Remove vines that have previously covered deck and door resulting in surface damage. Monitor cracks in floor tile and support wall for further movement.



N. Other

Retaining Walls (Back yard adjacent to pool)

Comments:

Retaining wall was inspected and found to be in good condition and performing its intended purpose to protect pool and patio areas on north side of home. Recommend monitoring for cracks or movement. Recommend you monitor tress immediately above wall for any ground lifting or bowing in retaining wall.

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II. ELECTRICAL SYSTEMS



A. Service Entrance and Panels

Main panel location: inside North wall of garage.

Service Entrance: Exterior of North Wall of House

Two Main 225-amp panels providing 450-amp service two phase service.

Left hand panel is full and does not provide for expansion



Right hand panel is approximately 60% full allowing for future power expansion as needed.

Breakers are clearly labeled

Panel Condition: Good condition

Type of wiring: Copper

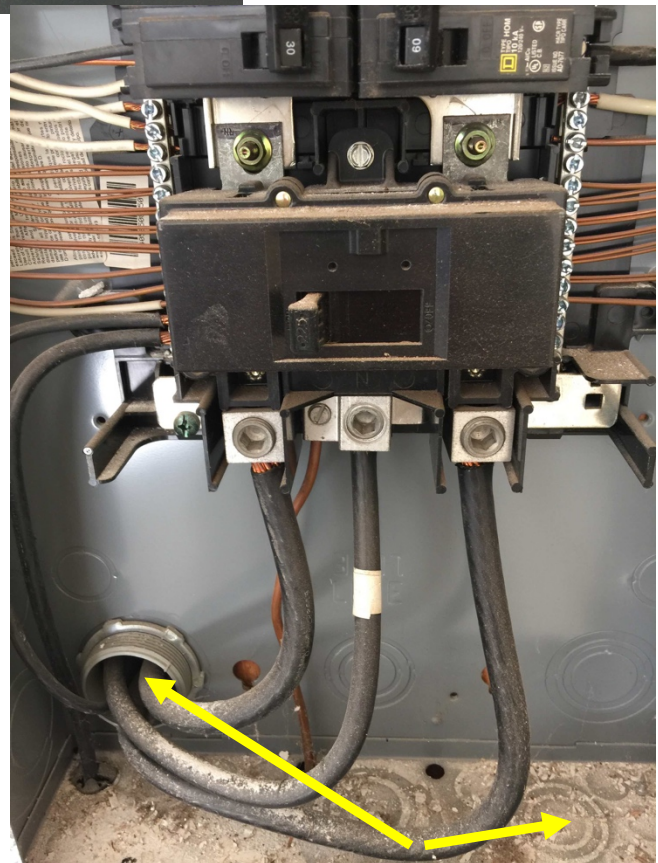
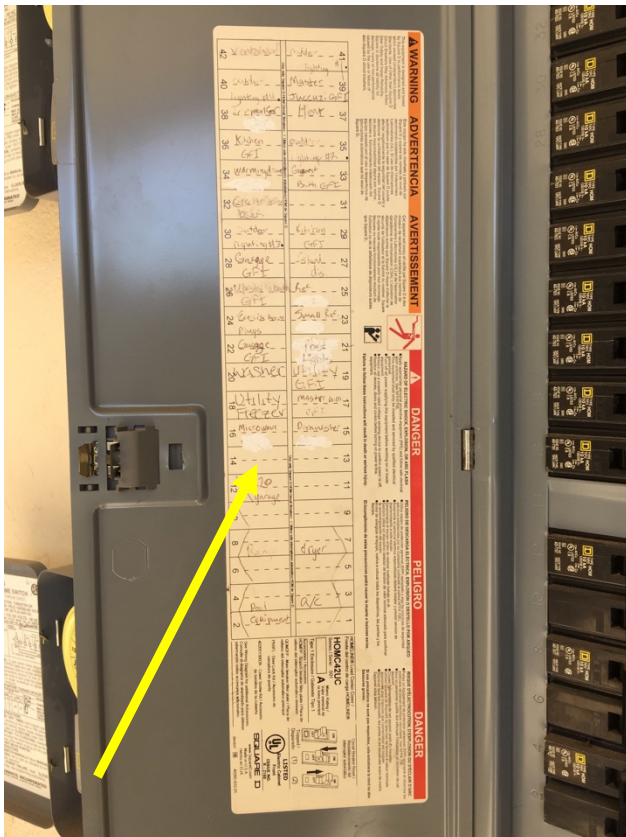
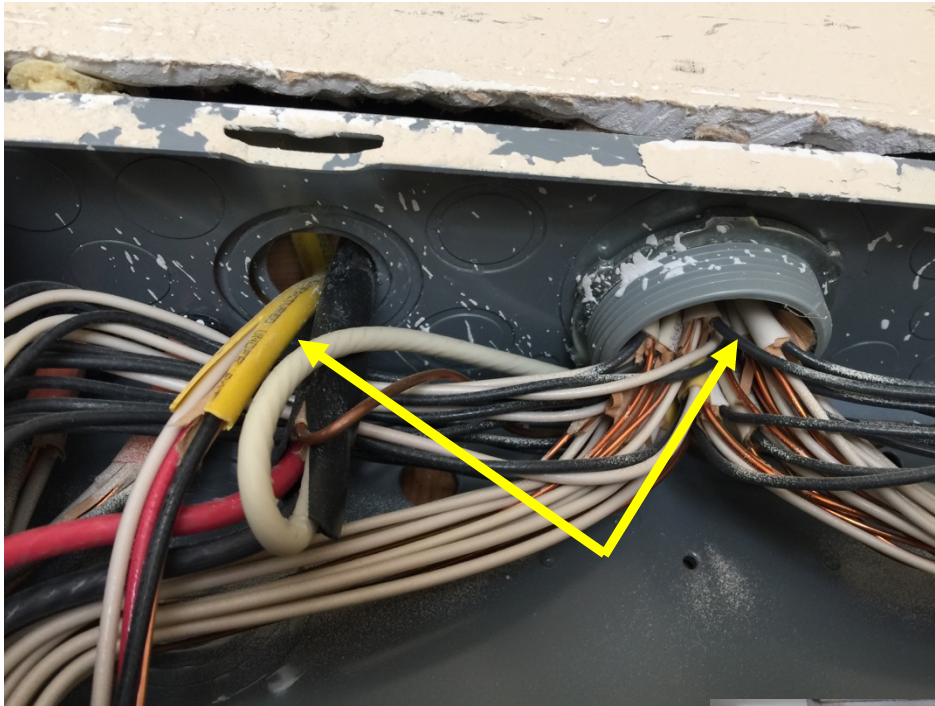
ARC Fault circuits were not present

The primary ground was in the slab. The secondary ground was not visible at the time of inspection.

The panels had some debris in it and should be checked to insure it is properly sealed from rain water intrusion.

Main panel was protected properly.

Recommendation: remove all debris from panels and seal the panel conductor entrance to restrict water/debris/air infiltration in the future from gaining access to the panel.



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C. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper service entrance conductors
All branch circuits copper

Receptacle Type: 3 Prong

Ground Fault Circuit Interrupters were tested at each of their locations and were performing as should.

GFCI Outlet locations included the kitchen, laundry room, bathrooms and exterior outlets
GFCI Reset Locations were in the kitchen and bathroom.
Exterior receptacles were properly sealed and enclosed

HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air
Energy Sources: Liquid Petroleum Gas from onsite buried 250-gallon tank.
Location: Service entry for LP tank is front yard South East corner near driveway
Heat/AC's were inspected since outside temperature was below 70°F
Thermostat Location: Three systems - Upstairs and two downstairs
Condition of Thermostats was adequate

Comments: Heating unit(s) were inspected and found to be in serviceable condition.

Three Trane split high energy efficient systems were installed servicing the downstairs and the upstairs living areas and one Trane system serving the kitchen and dining areas.

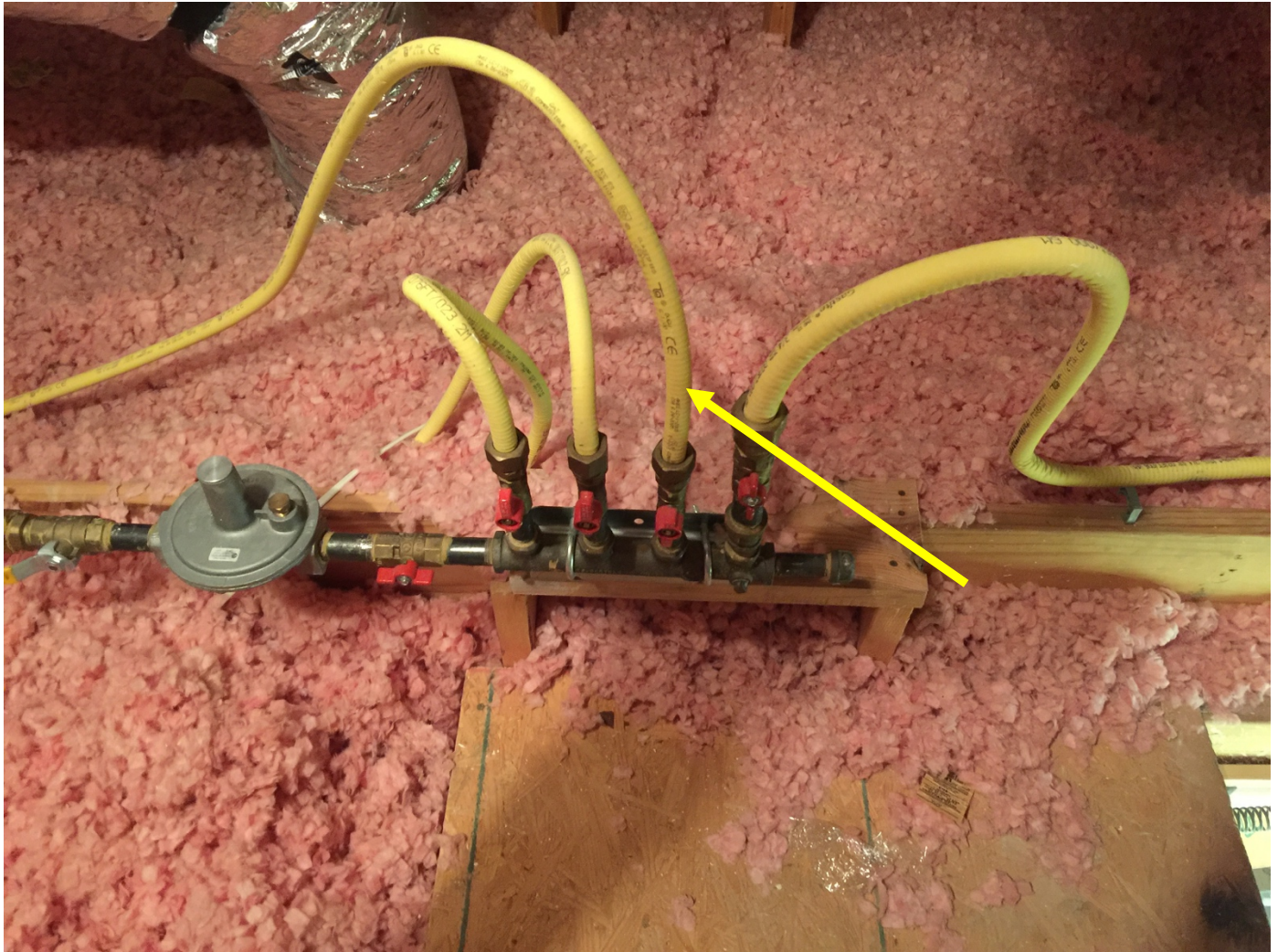
Cooling Equipment High/Low Differential: 41° Cooling 17°

The Trane XB 13's are probably at half of their useful lives (>10 years old)



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Safety Hazard

CSST (Corrugated Stainless Steel) material is being used for the furnace and other gas lines. This should be inspected by a licensed electrician as it poses a potential safety concern if not properly bonded and grounded.

Lightning is a highly destructive force. Even a nearby lightning strike that does not strike a structure directly can cause all electrically conductive systems in the structure to become energized. Nearby lightning strikes can result in a power surge that can damage certain gas tubing systems and ultimately cause a fire. Properly bonding and grounding the Corrugated Stainless Steel Tubing (CSST) significantly reduces the risk of damage and fire from a lightning strike.

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B. Cooling Equipment

Type of System: AC Units by Trane split systems on the West side of house servicing the upstairs and downstairs living areas

The Trane's were all manufactured in 2007

These systems were properly plumbed with two condensate lines.

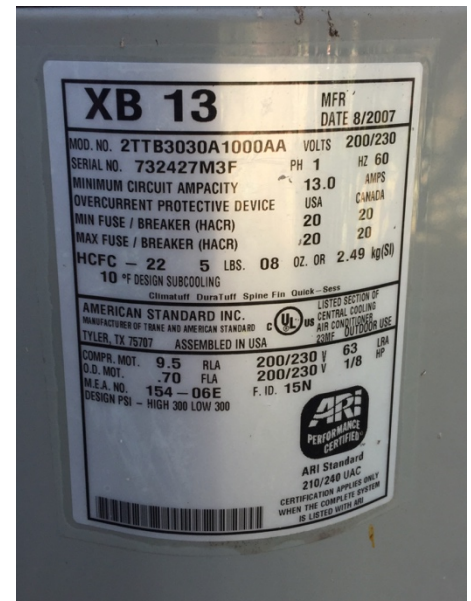
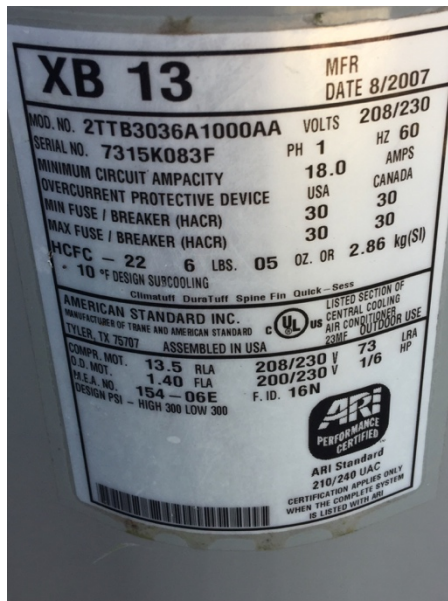
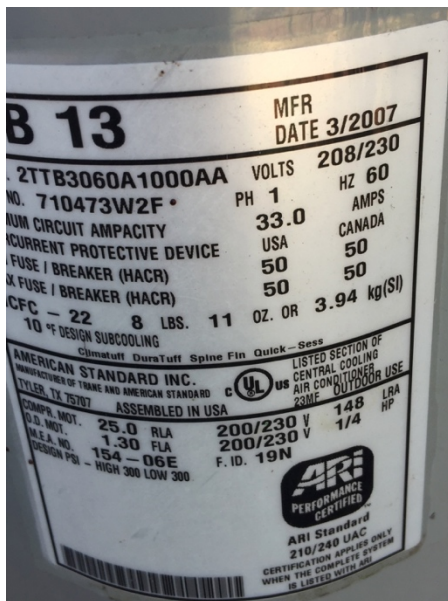
Comments:

2 - 3 ton split systems

1 - 2.5 ton split system

Average SEER rating 13.5 nominal

All manufactured 2007 they are 10 years into average life of 15-20 years if properly maintained and serviced at least twice annually



Recommendation: Filters should be changed monthly to maintain clean evaporator coils.

Thermostat Location: Upstairs, living room & master suite

Outdoor/Indoor Unit nameplates: Trane Split systems

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C. Duct Systems, Chases and Vents

The Supply Duct and return ducts were in adequate condition at time of inspection. **The main house ducts are more than 10 years old and recommend cleaning.**

III. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: By street

Location of main water supply valve: By the east side of house

West side of house for wells - East side of house for coop water

Static water pressure reading: 76 PSI (Should be 40-60 PSI)

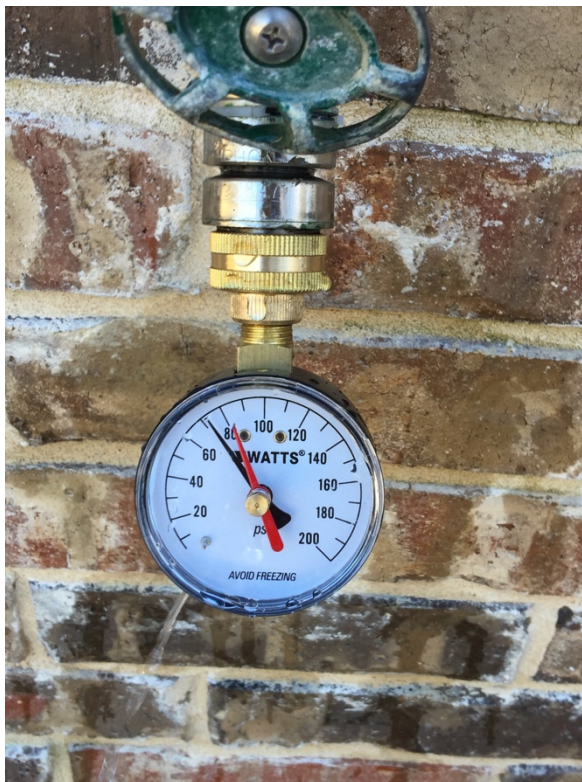
Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines: copper

Fixture Shut Off Valves were present on all sinks

Water pressure reducer should be installed along with anti-siphon valves to eliminate possibility of cross connections into drinking supply.



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- Bath Sinks: The master bath left hand sink, upstairs and down stairs guest baths had a mechanical leaking stopper.
- Other Bathtubs: No deficiencies observed.
- Shower: No deficiencies observed
- Commodes: No deficiencies noted

Master Bathroom

Safety Hazard: Hydrotherapy tub: Could not locate on/off GFCI breaker and access to pump equipment was not available



Leaking Sprayer, was noted in the kitchen sink in the center island
Sinks in 3 baths with mechanical stoppers not working properly



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H. Drain, Wastes and Vents

Comments: No deficiencies observed.

Type of waste lines: PVC

Location of waste clean outs West and North sides of house

Toilet fill valve was missing air gap. This is a potential for cross connection



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I. Water Heating Equipment

Energy Source: LP Gas

Hot water on demand from two tankless water heating systems by Noritz

Located in master bedroom closet and a second unit located in the east attic space.

Systems lack gas leg for clean out of water and or debris from gas lines.

Comments:

Master bath system: ENERGY STAR rated NRC661, Noritz's Eco TOUGH Series of gas fired residential condensing tankless water heaters, is designed for smaller homes and multi-family dwellings. The indoor (the two-pipe, direct vent NRC661-DV) is a new wall mounted unit that has an energy factor (EF) of 0.91 for natural gas and 0.93 with liquid propane - approximately 30 points higher than a standard, stage tank-type, gas-fired water heater

Primary system- Product DescriptionExpandNR98-OD Noritz 199,000 BTU Outdoor Tankless Natural Gas Water Heater converted to LP.

NR98 series is ideal for mid-size

homes with up to 4 showers. Built-in features include safety lock-out, freeze protection

199,000 BTU & .05 GPM activation flow rate

Self-diagnostic onboard computer system

84 percent thermal efficiency

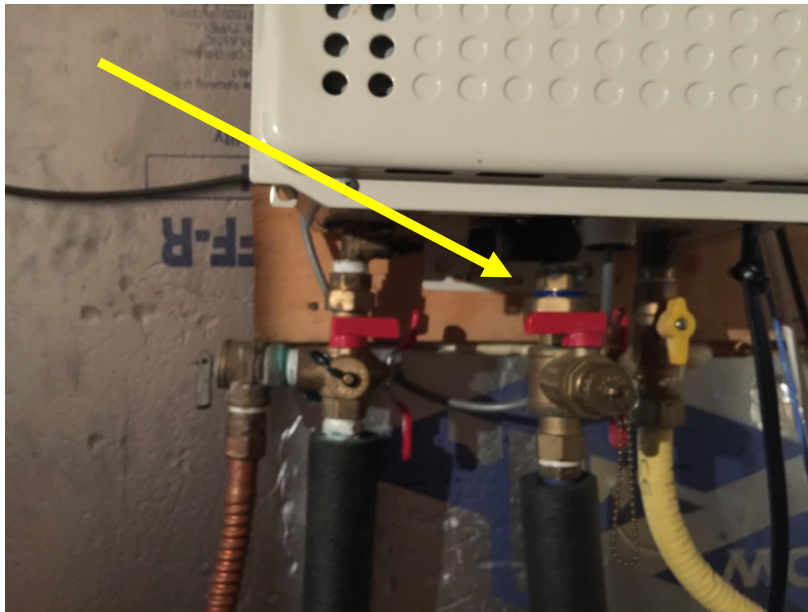
Exhaust Type: Vented Exhaust

Max Flow Rate: 9.8 GPM

Temperature Range: 100 degrees F - 140 degrees F

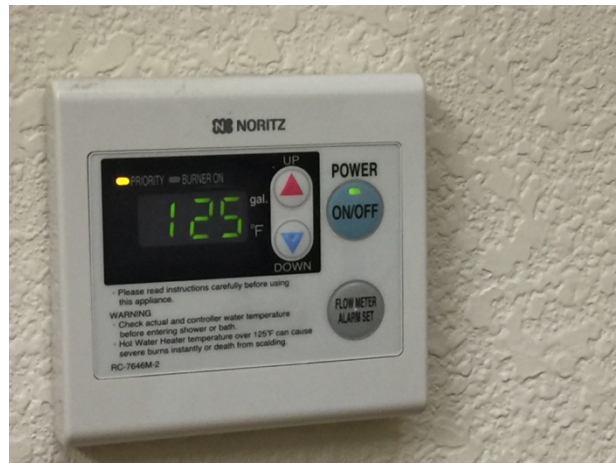
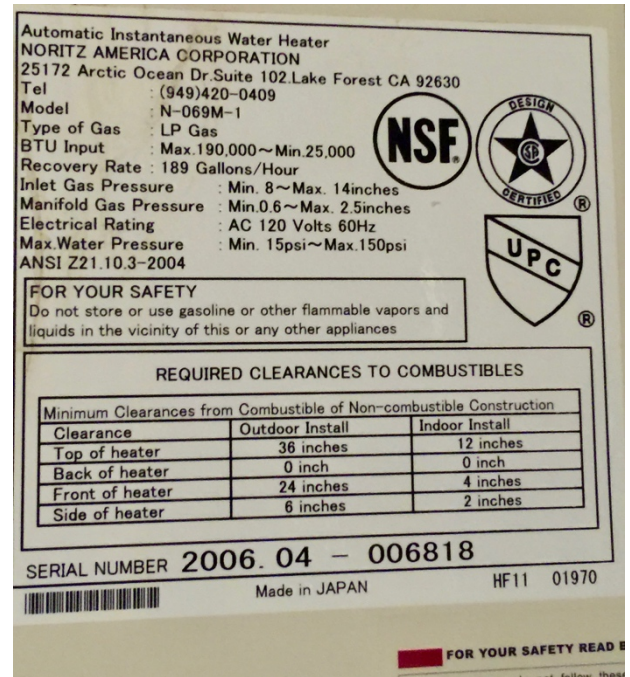
Comments:

Temperature & Relief Valves were properly installed on the unit. The gas line was flex and there was a shut off valve for the gas as well as a shut off for the cold-water intake. A drip leg was not evident for clean out of gas line debris and water infiltration.



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J. Hydro-Massage Therapy Equipment

Comments:

Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner).

A ground fault circuit interrupter (GFCI) should be installed on the circuit for the whirlpool bath. A ground fault circuit interrupter offers protection from shock or electrocution. This should be repaired as is poses a safety concern.

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K. Other

Comments:

Wireless routers and WiFi boosters were operating normally and provide good signal strength (> 5 bars reception) The hub is in the upstairs hall at top of staircase. Dual amplifiers are in the upper attic adjacent to the north furnace system



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V. APPLIANCES



A. Dishwashers

Comments:

Checked and tested and everything - running as intended



B. Food Waste Disposers

Comments: The disposer was operable.



C. Range Hood and Exhaust Systems

Comments: The exhaust system performed adequately at the time of inspection. Tested all speeds of fans and all properly operating and venting to the outside correctly.



D. Ranges, Cooktops, and Ovens

Range is LP Gas Wolf high energy cook top and dual ovens

Range burners: Operating properly at time of inspection

Thermostat set at 350° and it achieved 342° (left) and 387° (right).

The High/low differential is <10° which is adequate. (Left)

The High/low differential is >25° (Right) Recommend recalibration

A burner for the range top grill is deficient and did not light properly at time of inspection. The automatic piezo were igniting but the gas did not ignite until contact with the right-hand burners which resulted in a possible explosive action. Safety hazard recommend Wolf service technician test and calibrate/repair prior to any use.



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☑ ☐ ☐ ☐

G. Microwave Ovens & Warming drawer

Comments:

- The microwave performed adequately at the time of inspection. Tested turntable, light and heating. Functioning at time of inspection.
- Warming drawer working properly - electric
- Cold drawers all working properly
- Refrigerator needs temperature adjustment in fresh food section – indicated 48 recommend 38-41 F

☑ ☐ ☐ ☐

H. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The exhaust vents performed adequately at the time of inspection.

☑ ☐ ☐ ☑

I. Garage Door Operators

Sliding locks should be disabled or removed for emergency egress

☑ ☐ ☐ ☐

J. Dryer Exhaust Systems

Comments: The exhaust systems were adequate at time of inspection.

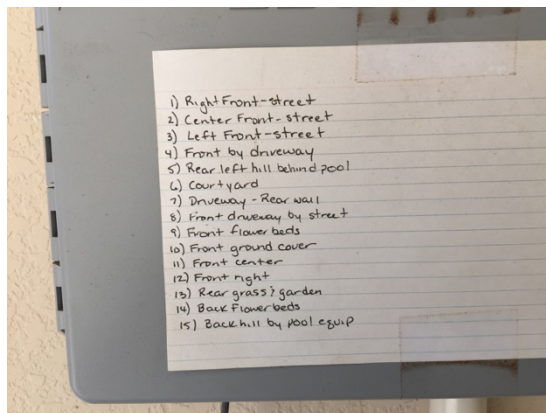
VI.

VI OPTIONAL SYSTEMS

☑ ☐ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

- Front & Side System was observed working properly at each station. Appeared to provide adequate coverage for front lawn. No adjustments required.
- Backyard System was observed working properly at each station. Appeared to provide adequate coverage for rear yard lawn.



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☒ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Unit was clearly label by circuit. Irrigation is supplied by well water system located in the west lawn area.



☒ ☐ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs and Equipment**



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☑ ☐ ☐ ☐ B. Swimming Pools, Spas, Hot Tubs and Equipment

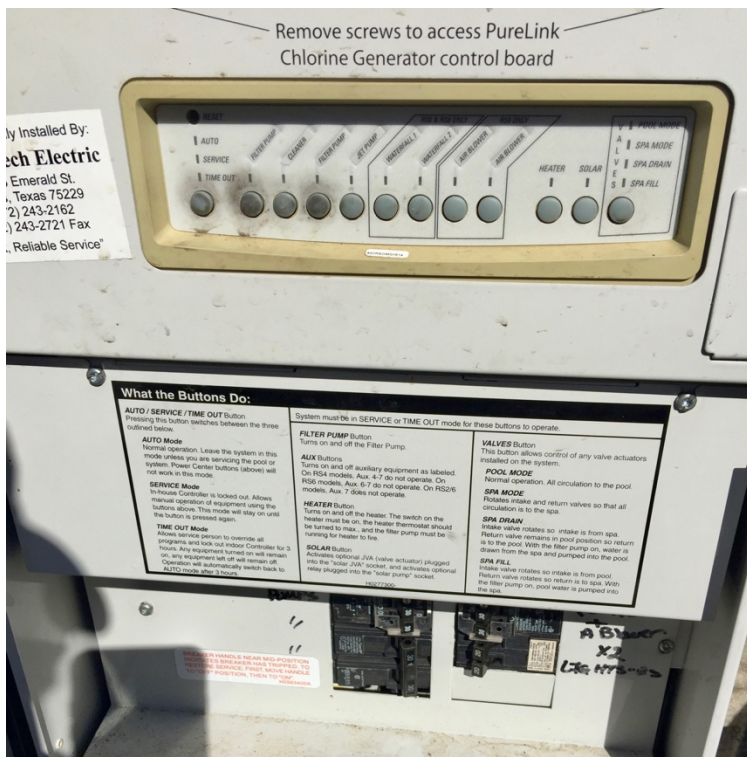


All systems & pumps were operating and able to be controlled from direct service panel and from inside wall mounted panel in kitchen area by rear door.

The control systems are manufactured by Aqualink

The system has an automatic chlorinator however at time of the inspection it was noted that additional chlorine tablets were placed inside the filter traps at pool edge.

The chlorinator was operating properly so further investigation with the owner should be followed up to understand if the chlorinator is providing proper amounts of chemical to the pool.



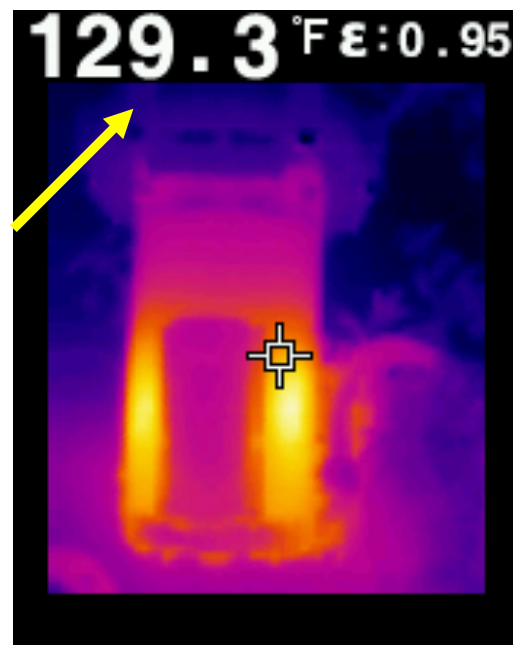
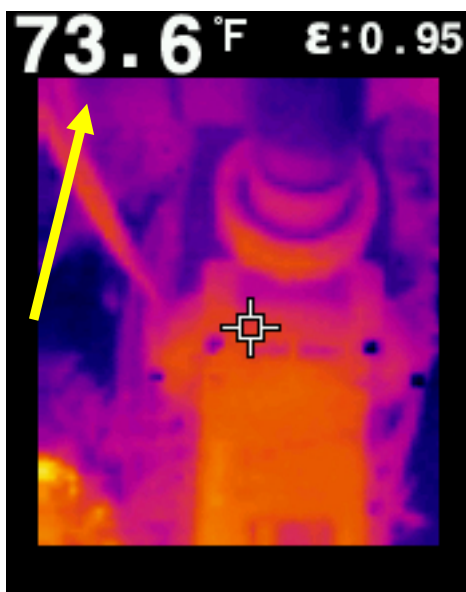
☑ ☐ ☐ ☐ B.Swimming Pools, Spas, Hot Tubs and Equipment



The number one pump arrowed was running hot when inspected with infrared and may be nearly the end of its useful life.

Ages of pumps ranged from 4-9 years old. Recommend monitoring for wear and possible replacement.

Note thermal scan below comparison of pumps #1 (right) and pump #2 (left) temperature is more than 65 degrees warmer indicating bearing or armature wearing out and close to replacement



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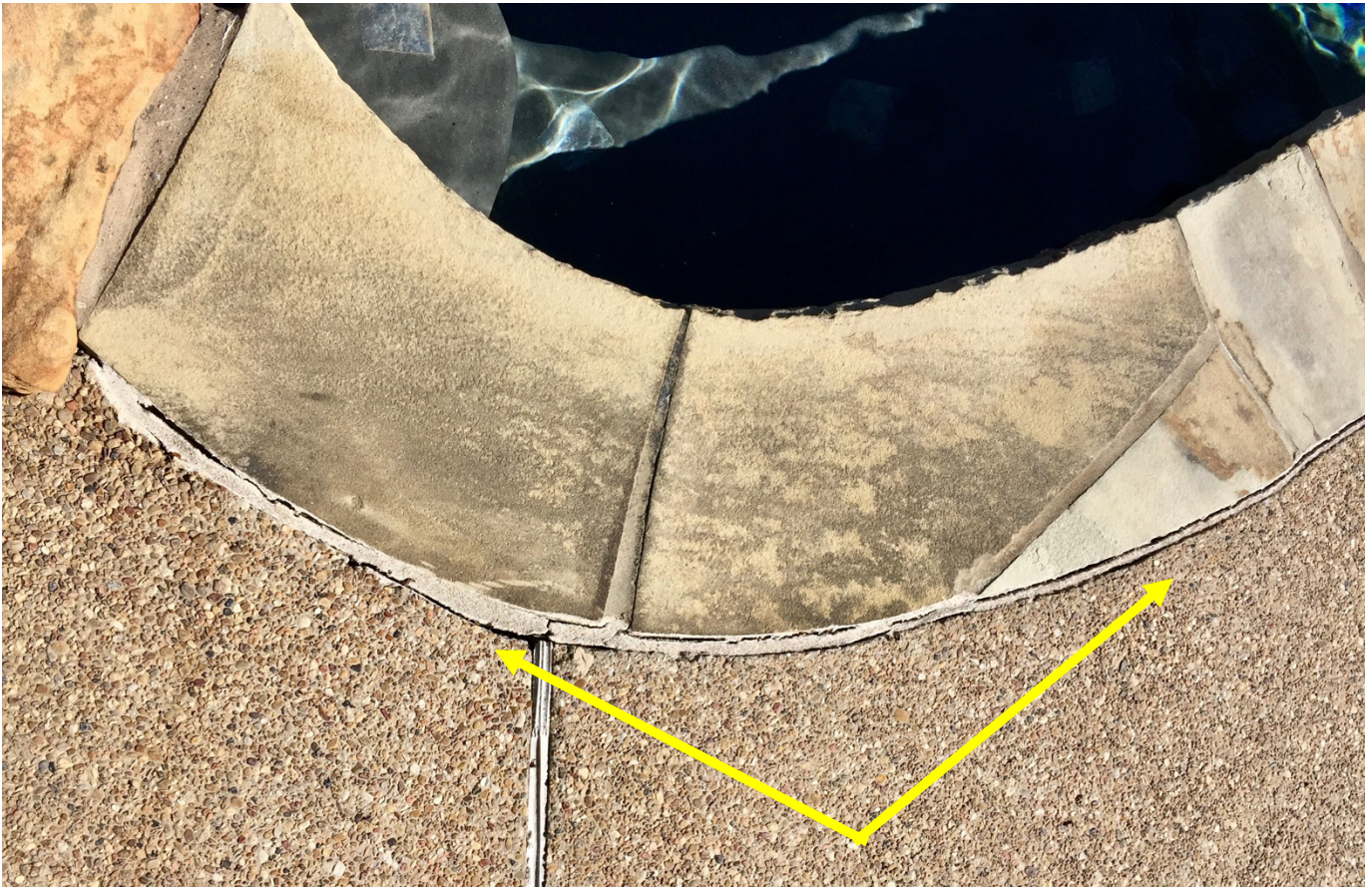
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☑ ☐ ☐ ☐ C. Swimming Pools, Spas, Hot Tubs and Equipment - Decking

Coping around pool edge is cracked and separated from deck. This situation can allow water/snow/ice to form below deck causing failure of the coping or cracking of the deck.

Recommendation: Remove all old mastic and replace with appropriate seal rated for use around pool. Monitor seasonally to insure integrity of the bond and sealant.





☒ ☐ ☐ ☐ A. Other:

Outdoor accent lighting.

Tree accent lighting. Timers working properly located above electric service panels in garage. It was not possible to confirm if all lights were lit due to height in tree foliage

Private Water Wells (A coliform analysis is recommended.)

In ground systems for irrigation

Type of pump: electric 3/4 HP

Type of storage equipment: in ground - volume not determined

Note: This water not for drinking.

Outdoor shower near pool should indicate **"Not potable water"**

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