

PROPERTY INSPECTION REPORT

Prepared For:

Concerning:

By: Fred Willcox TREC License No. 160 2008

File No. 713-461-0009

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of the conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspection must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of the inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place on this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

STRUCTURAL INSPECTION

PURPOSE:

The purpose of a structural inspection is to perform a visual inspection, in a limited period of time, of the structural components of the building and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. We cannot and do not represent or warrant that the structure, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended. We do not represent or warrant that the future life of any item will extend beyond the time of this inspection. It is the intention and purpose of the inspection and of this report to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structure inspected. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188 Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

Page 1 of

Estimates for repair, if included, are provided as a courtesy and should be considered approximate. These estimates should not be viewed as bids for the actual performance of the work or of the repair suggested. It is recommended that you confirm the actual need for repair, the scope of the work, and the approximate cost with a qualified, appropriate service company. A PRUDENT BUYER WILL SECURE FIRM ESTIMATES FROM A QUALIFIED REPAIR COMPANY BEFORE CLOSING. THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.

NOTE: THE TERM "REPAIR" AS USED IN THIS REPORT DOES NOT MEAN "REPAIR" IN THE NORMAL OR CONVENTIONAL SENSE OF THE WORD. ACCORDING TO MARK MOSELEY, FORMER GENERAL COUNSEL OF THE TEXAS REAL ESTATE COMMISSION, "REPAIR" AS USED IN AN INSPECTION REPORT ENTITLES THE BUYER TO ASK THE SELLER TO MAKE REPAIRS OF THE ITEM COMMENTED ON OR IT ALLOWS THE BUYER TO ASK FOR MONETARY OR OTHER CONSIDERATION FROM THE SELLER FOR THE ITEM NOTED. IT IS POSSIBLE THAT THE ITEM INSPECTED WILL CARRY A MARK IN THE "REPAIR" COLUMN BUT THE COMMENTS MADE ON THAT ITEM WILL BE NOTED AS INFORMATION. THIS MEANS THAT THE ITEM MAY NOT REQUIRE IMMEDIATE REPAIR IN THE OPINION OF THE INSPECTOR, BUT YOUR OPINION MAY DIFFER FROM THAT OF THE INSPECTOR. THE MARK IS MADE IN THE "REPAIR" COLUMN SO AS TO NOT WAIVE YOUR RIGHT TO ASK FOR REPAIRS OR OTHER COMPENSATION.

The inspector's liability under this property inspection report shall be strictly limited to the amount of the fee paid by the client to this firm or to this inspector for this inspection. Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA the panel being the construction three member panel only. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court. In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorney's fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas. Acceptance of this report means that all terms and components of this report are agreed to by the client.

SCOPE: This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. The comment of "inspected" noted by any section of this report means that, at a minimum, all parts and components of that section listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. These standards are treated as minimums and they do not limit the ability of the inspector to inspect or comment on the property as the inspector deems appropriate. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure
- 2) location or effects of geological faults or of any underground structure or object
- 3) location of gas lines and/or systems
- 4) presence of asbestos and/or radon gas
- 5) lead based paint and/or products made from or containing lead

- 6) adequacy of site drainage
- 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) determination of the presence or health effects of molds, mildew, etc.

NOTE: No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

Items not specifically noted as “inspected” in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller’s disclosure form. All items noted in this report that are repaired or replaced should be re-inspected and certified as properly and safely installed and operating properly prior to the closing on the house. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

MECHANICAL REPORT

This limited visual inspection was performed, for the exclusive use of the client, with the intent of observing and reporting deficiencies apparent at the time of the inspection without disassembly of any unit or item inspected. This inspection was made of the physical condition of electrical switches, cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable condition, was operated in at least 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 system or systems, it is recommended that a qualified electrician be consulted. It is emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as “inspected” mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as “inspected” in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term “No Comments” indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report. All items noted in this report that are repaired or replaced should be re-inspected and certified as properly and safely installed and operating properly prior to the closing on the house.

INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED.

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item		
				1. Inspect the engine compartment for leaks, oil, and other fluids.		
				2. Check the battery for corrosion and ensure the terminals are tight.		
				3. Inspect the brake pads and shoes for wear.		
				4. Check the tire pressure and inspect the tires for damage.		
				5. Inspect the suspension system for any loose or worn components.		
				6. Check the oil level and change if necessary.		
				7. Inspect the coolant level and top up if needed.		
				8. Check the air filter and replace if dirty.		
				9. Inspect the belts and hoses for wear and damage.		
				10. Check the lights and signals to ensure they are working properly.		



Trenches had been cut in the crawl space and a sump pump had been installed to drain the water standing in the crawl space. The surface of the crawl space is supposed to be designed to drain surface water. The soils surrounding the foundation are required to be sloped a minimum of six inches in the first ten feet away from the foundation to reduce or eliminate surface water drainage into the crawl space. The presence of the trenches and the sump pump, as well as the standing water in the crawl space, shows that the crawl space does not drain properly or completely. Sump pumps operate off electricity and electrical service often fails in rain storms rendering the sump pump useless. The surface moisture barrier had been torn when the trenches were dug. The moisture barrier is required to reduce the amount of moisture in the crawl space from ground water evaporation. A competent landscape architect should be contacted design a drainage system for the crawl space, if possible. If it is not possible to create an effective drainage system, the foundation may need to be elevated so that the ground surface of the crawl space can be elevated and sloped to drain properly.

R408.5 Finished grade. *The finished grade of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the underfloor space shall be as high as the outside finished grade, unless an approved drainage system is provided.*

R401.3 Drainage. *Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).*



COMMENTS FROM THE OTHER INSPECTOR

I NI NP R
☒ ☐ ☐ ☐

A. Foundations - (If all crawl space areas are not inspected, provide an explanation.)
 This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future movement.

Type of Foundation	<input type="checkbox"/> Slab on Grade	<input type="checkbox"/> Post Tension Slab
	<input type="checkbox"/> Floating Slab	<input checked="" type="checkbox"/> Pier and Beam
Pier and Beam Crawl Space	<input checked="" type="checkbox"/> Accessible	<input type="checkbox"/> Not Accessible
Crawl Space Inspected	<input checked="" type="checkbox"/> From Opening	<input type="checkbox"/> From Under Home
Visibility of Crawl Space	<input type="checkbox"/> Full	<input checked="" type="checkbox"/> Limited
Limited Under	<input type="checkbox"/> Bathroom	<input checked="" type="checkbox"/> Kitchen

Foundation Performance: 1] Pier and beam construction on bellbottom piers. Crawl space is tight but could be accessed. Sump pump located in crawl space with ditches cut to drain excess water accumulation. Sump pump runs on extension cord which should be on a GFCI circuit. Crawl space appears to have good air circulation.

B. Grading and Drainage

Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

As noted in the "Foundations" section of this report, water stood in the crawlspace and the surfaces of the lot adjacent to the house and to the garage were not sloped to provide drainage. The surface of the soils surrounding the house and the garage should be sculpted to provide the minimal level of surface drainage required by the model building codes to reduce the chances of water penetration into the structures or into the house crawl space.

COMMENTS FROM THE OTHER INSPECTOR

I NI NP R
☒ ☐ ☐ ☐

B. Grading & Drainage

Comments:

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

NOTE: 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 a 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.

The roof was too steep to be accessed safely. The roof's surface was viewed at the eaves from a ladder.

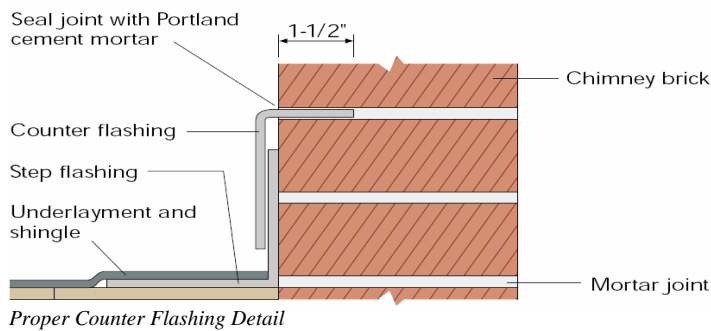
Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Water stains, indicating the possibility of active roof leaks, were found on the floor of the attic, etc. The source(s) of the water stains should be determined and repaired.

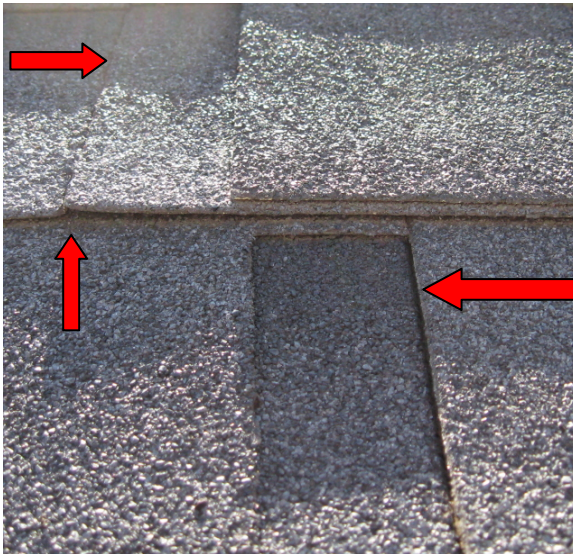
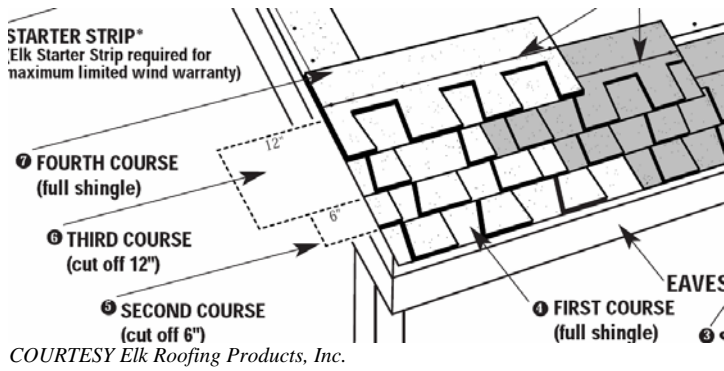


There was no visible step flashing or counter flashing installed at the junctions of the roof deck with the siding at the breeze/brick junction at the house and garage. Step flashing is required to seal the junctions between the shingles and the walls. The purpose of counter flashing is to seal the opening between the tops of the step flashing sections and the brick veneer. The tab on the counter flashing is supposed to be cut back into the brick veneer to create a positive seal that covers the gap between the top of the flashing and the side of the brick. Flashing and counter flashing must be installed for the roof covering material to perform properly.

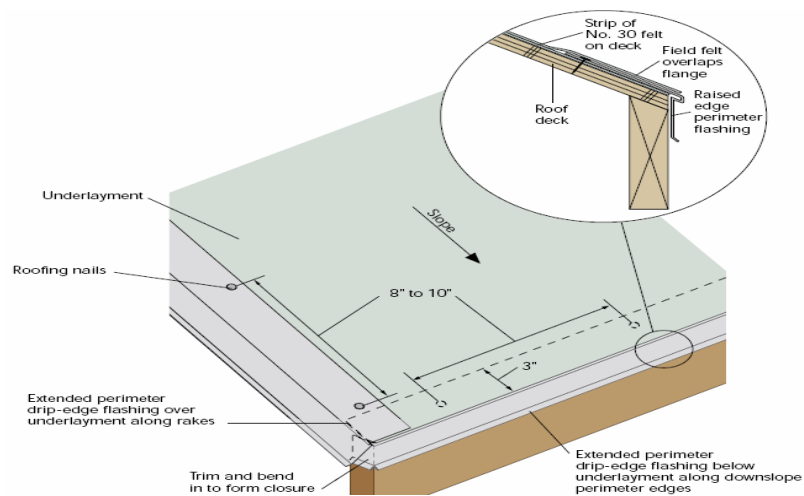
COUNTER FLASHING DETAILS



Some of the shingles were improperly spaced. There was an inadequate gap between some of the shingles which caused the edges of the shingles to overlap. The raised edge of the side of the shingle creates an area where high winds can catch the shingles and strip them from the roof deck. The roofing shingles should be removed and new, properly spaced shingles should be installed.



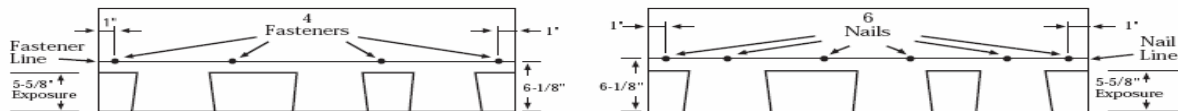
The roofing felt did not extend to the rakes or bottom of the roof deck in all of the areas that were inspected. This is an improper installation as the roof decking material may be exposed to water. The roofing felt should be extended all the way to the edge of the rakes and bottom of the roof decking material and the felt should be properly terminated on top of the drip edge flashing at the drip edges of the roof. The edge flashing should be installed on top of the roofing felt at the rakes to help prevent the felt from being stripped from the roof deck in high winds.





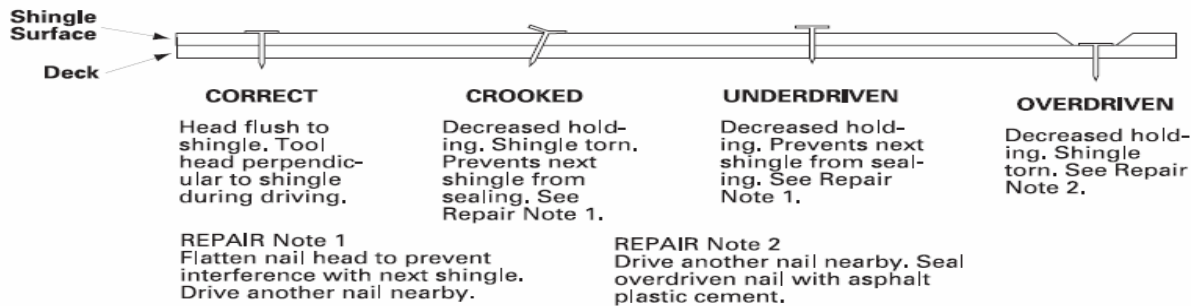
Some of the roofing shingles were improperly fastened to the roof deck. All shingles are required to have a minimum of four fasteners per shingle, six fasteners in high wind zones. The fasteners are required to be located in the nailing strip so that the fastener penetrates the shingle in approximately the middle of the shingle and penetrates the underlying shingle along the top of that shingle. Fasteners are required to be located close to the rakes and ends of each shingle to reduce the chances of the shingle from being stripped in high winds. All shingles should be properly and correctly fastened to the roof deck to prevent the shingles from being stripped from the roof in high wind conditions.

COURTESY Elk Roofing Products, Inc.



HELP STOP BLOW-OFFS AND CALL-BACKS

A minimum of four fasteners must be driven into the DOUBLE THICKNESS (laminated) area of the shingle. CAUTION: Do not use fastener line for shingle alignment.



COURTESY Elk Roofing Products, Inc.





Exposed fasteners were noted in several areas of the roof's surface. The heads of the nails will rust and deteriorate, leaving openings through the roof covering material. The exposed fasteners should be covered and sealed.



The dish for the satellite antenna system had been bolted to the roof deck through the shingles. There was no attempted to make the junction of the bracket with the shingles or the penetrations of the bolts through the shingles water proof. The bracket junction and the bolt penetrations should be made water proof or the dish should be removed from the surface of the roof. If the dish is removed, the damaged shingles should be replaced.



J flashing was used to seal several of the junctions between the roof's surface and the walls. Section R905.2.8.4 of the International Residential Code (IRC) and the manufacturer of the shingles, per the instructions on the shingle bundles and on their websites, require that the junctions between the roof's surface and the side walls be flashed by the step flashing method. Step flashing creates redundancy in the metal sealing the roof/wall junctions. J flashing only provides a single layer of metal. Redundancy in water proofing materials on the surface of the roof is preferable. Many roofers state that J flashing is an "approved alternate method". You should determine who "approves" the material as an alternate method and what their liability to you would be in case of a leak and damage to your property.

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

COMMENTS FROM THE OTHER INSPECTOR

I NI NP R
☒ ☐ ☐ ☐

C. Roof Covering - (If the roof is inaccessible, report the method used to inspect)

Comments: This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

Type of Roof Covering	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Composition
Roof Condition	<input checked="" type="checkbox"/> Good/New	<input type="checkbox"/> Average	<input type="checkbox"/> Aged
Roof Observed from	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Ladder	<input checked="" type="checkbox"/> Ground w/ binoculars
	<input type="checkbox"/> Unable to make a close observation due to ?		

Comments: **None**

☒ ☐ ☐ ☒ **D. Roof Structure and Attic** (if the attic is inaccessible, report the method used to inspect.)

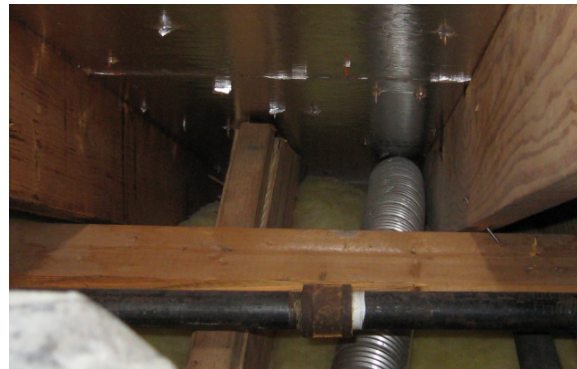
Comments:

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

The ends of the rafters and joists were not nailed together at the double plate in the house and garage. The ends of the joists and rafters are required to be nailed together to provide continuity to the framing as required by Section 802.3.1 of the IRC. The joists and rafters ends should be properly fastened together to provide continuity to the framing.

802.3.1 Ceiling joist and rafter connections.

Ceiling joists and rafters shall be nailed to each other in accordance with Tables R602.3(1) and R802.5.1(9), and the assembly shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined where they meet over interior partitions and nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters.



Rafter ties were improperly installed or were not present in the attic of the structure. Rafter ties are used to prevent the exterior walls parallel to the joists from spreading from the loads imposed by the hip roof when the joists are not installed parallel to the rafters. The rafter ties, in this case, were strong backs. The strong backs were not connected to the ends of the rafters or to the top of the exterior wall. There were gaps in the

strong backs which reduce the strength of the strong backs. There were also an inadequate number of rafter ties installed per Section R802.3.1 of the IRC.

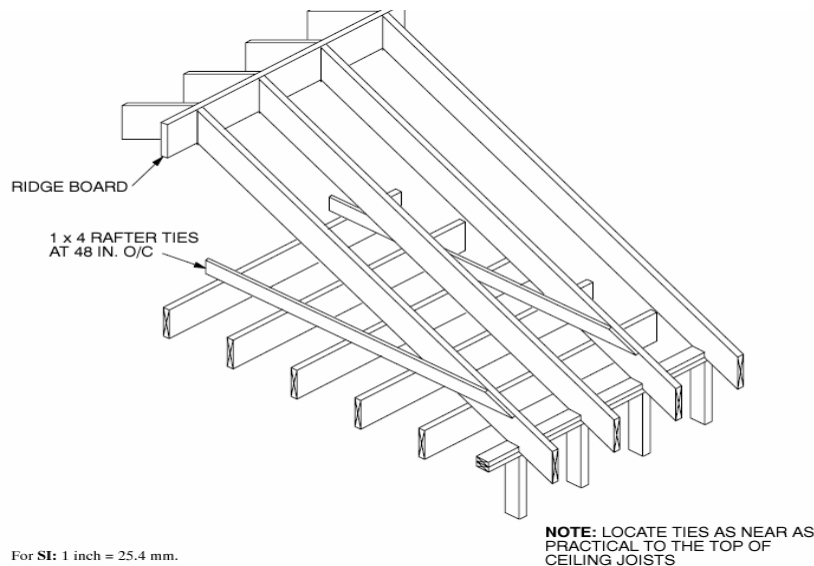
802.3.1 Ceiling joist and rafter connections.

Ceiling joists and rafters shall be nailed to each other in accordance with Tables R602.3(1) and R802.5.1(9), and the assembly shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined where they meet over interior partitions and nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters.

Where ceiling joists are not parallel to rafters, subflooring or metal straps attached to the ends of the rafters shall be installed in a manner to provide a continuous tie across the building, or rafters shall be tied to 1-inch by 4-inch (25.4 mm by 102 mm) (nominal) minimum-size cross ties. The connections shall be in accordance with Table R602.3(1) or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided at the top plate, the ridge formed by these rafters shall also be supported by a girder designed in accordance with accepted engineering practice.

Rafter ties shall be spaced not more than 4 feet (1219 mm) on center.

So that joists do not become accidentally displaced and so that they transfer thrust from the rafters to the ceiling joists, a mechanical connection to supporting members as shown in Commentary Figure 802.3.1(1) must be provided. To resist the horizontal thrust generated at the exterior walls by the loading of rafters, a continuous tie between the exterior walls is required. Commentary Figures R802.3.1(2) and R802.3.1(3) illustrate methods of accomplishing this. In Commentary Figure R802.3.1(3), the ceiling joists running parallel with the roof rafter framing provide the continuous tie. Where ceiling joists are not parallel with the roof rafters, separate cross ties (rafter ties) are to be provided, as shown in Commentary Figure R802.3.1(2). From the Commentary to the IRC.





The inspection of the wall corners, framing penetrations, attic access ladder and door frames in the accessible attic areas revealed that all of the junctions and penetrations were not sealed in accordance with the International Energy Code, Section 502.1.4.2 and Section N1102.1.10 of the International Residential Code, as required by the State of Texas. It is important that all areas, including those that are not visible or accessible, be properly sealed as your air conditioning system has been designed with the idea that the house has been properly sealed. If the house is not properly insulated and sealed, your air conditioning system may not function properly.

N1102.1.10 Air leakage.

All joints, seams, penetrations; site-built windows, doors, and skylights; openings between window and door assemblies and their respective jambs and framing; and other sources of air leakage (infiltration and exfiltration) through the building thermal envelope shall be caulked, gasketed, weather-stripped, wrapped, or otherwise sealed to limit uncontrolled air movement.

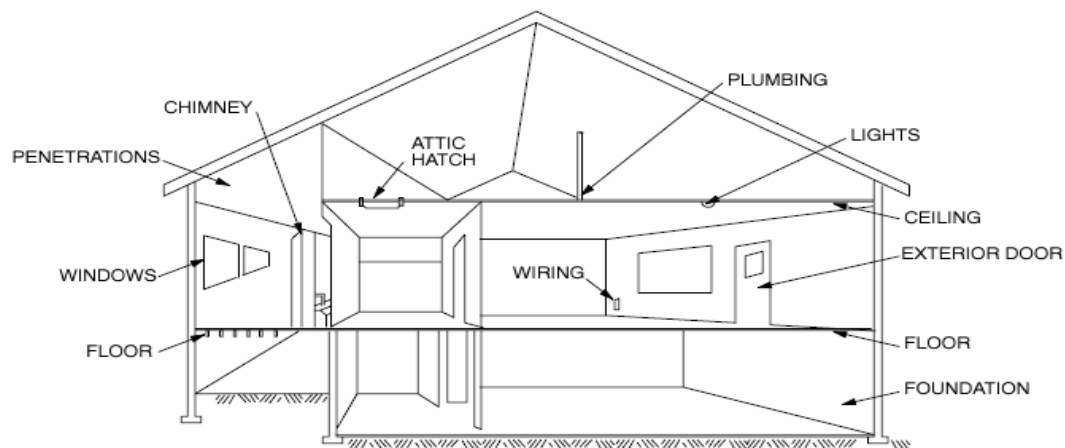


Figure N1102.1.10
TYPICAL SOURCES OF AIR LEAKAGE IN THE HOME



Although levels of insulation varied from zero to 10 inches throughout the attic space, the average depth of insulation appeared to be eight inches. Inadequately or uninsulated areas of the attic fronting air conditioned surfaces should be insulated.

The attic areas were inadequately ventilated in my opinion. Additional ventilation should be installed.

Insulation was installed in the air chases between the vaulted ceilings and the roof. The installation of the insulation in these areas reduces or eliminates air flow from the soffit vents into the attic spaces. It was noted that the attic areas were very warm even though it was a cool day. In addition to restricting or eliminating air flow into the attic areas, air spaces between the insulating materials and the surfaces of the roofing material and ceiling material can allow condensation to form. The manufacturers of insulating material require that the material stay in contact with any surface above the insulation materials to prevent air gaps, which can allow the creation of condensation, from forming. The insulating material should be removed from these areas to allow additional air flow into the attic spaces and to reduce the chances of condensation forming and damaging the wooden materials.



COMMENTS FROM THE OTHER INSPECTOR

I NI NP R
☒ ☐ ☐ ☐

D. Roof Structure and Attic - (If the attic is inaccessible, report the method used to inspect) Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic observed from ☒ Attic ☐ Attic access openings ☐ No access

Attic ventilation ☒ Soffit vents ☐ Exhaust ports ☐ Gable vents

☒ Ridge vents ☐ Wind Turbine(s) ☐ Power Turbine(s)

☐ None Evident

Approximate Depth of Attic Insulation: 8 to 10 inches

Comments: None