



SCOPE OF INSPECTION

At your request a visual inspection of the property located at:

5511 Alvarado Amarillo TX

This inspection was conducted on Date: **02/07/2011**

The inspection scope is furnished to you as part of the written inspection report so that you may better understand the nature of the inspection performed on the areas and components contained in the report. We urge you to read the inspection scope and to refer to the scope of any item you might have a question about. In addition to any limitations listed in the following outlines or contained in the report, we do not inspect for building codes, design adequacy, capacity, efficiency sizing, value, flood plan location, pollution or potability of water, nor do we inspect for insurability.

Definitions:

Performing intended functions: Carrying out the design purpose or intended operation of an item, part, and system component.

Needs Repair or Replacement: Not performing its intended function, needs repair, or shows evidence of prior damage, or a safety hazard.

Not Inspected: The structure was not equipped with the item, part, system, member, or that item, part, system or member was not inspected.

Foundation and related structural items:

This foundation and related structural components contained in this section were visually examined. Systems and/or Components located in areas not affording complete visual access without dismantling, uncovering, or the removal of storage or furnishings are expressly excluded from this report. Walls, ceilings, and flooring are examined for deficiencies related to structural performance and water penetration only. Cosmetic damage to walls, ceilings, doors, or flooring is not specifically identified nor addressed in this report. The condition of paints, stains, other surface coatings, or the condition of cabinets is not determined nor addressed in this report. Doors and windows are examined for proper operation, glazing, and evidence of physical damage. Thermal windows are examined for operation, glazing, and evidence of physical damage. Thermal windows are examined for the presence of moisture or other signs of seal failure. Early stages of seal failure may not be detectable at the time of this inspection. Cleanliness, or weather condition may affect the inspector's ability to detect seal failure therefore, only obvious seal damage is reported. Door and window screens are inspected for presence and condition. **The inspector does not** take soil samples, sightings, measurements, nor use equipment in the performance of the foundation inspection. No warranty or guarantee is issued or implied as to the future performance of this foundation and the opinion rendered is based on the conditions existing at the time of this inspection.

Chimney and Fireplace:

The inspector will inspect the visible components and structure of the chimney and fireplace, the visible parts of the firebox and flue however, **does not** inspect for adequacy of the draft or performance of a chimney smoke test. The condition of the lintel, and material surrounding the fireplace, attic penetration of the chimney flue, where accessible, for fire stopping, the operation of circular fans when present, and observe the coping or crown, caps or spark arrestor from a ground level at a minimum.

Porches and decks:

The inspector will inspect porches, decks, steps, balconies and carports for structural performance as to visible footings, joists, decking, railings and attachments points, where applicable. **The inspector does not** inspect detached structures or waterfront structures and equipment.

Roof, Roof Structure and Attic:

The inspection of the roof covering, flashing, plumbing vent caps, the roof structure, and components located in the attic space is limited to those areas and items that are accessible and visual without dismantling, uncovering, or removal of storage to inspect. Underlayment, fasteners and all areas not affording proper head clearance and expressly excluded from this inspection. **The inspector does not** walk on roofs when it is determined that damage to the roof surface may result, or when considered unsafe as determined by the inspector. **The inspector does not** enter attic spaces with less than 5 ft of head clearance. **The inspector does not** inspect for insurability.

Appliances:

All appliances are operated in the manual mode only. Self-cleaning functions are not inspected. Appliances are inspected for proper operation, visible areas of damage, missing or defective parts, leaks, installation as to secure mounting and proper routing of hose connections, and for vibration or excessive noise during the operation of the appliance. **The inspector does not** determine the compacting ability of compactors, the grinding abilities of food disposal units, or the vacuuming capabilities of central vacuum systems.

Water Heaters:

The inspection of the water heater/s, and heater components are visual in nature and are limited to those items listed in this report. **The inspector does not:** Dismantle any equipment, controls, or gauges to inspect components, operate any valves; when in the inspectors reasonable opinion that damage to property or injury may result; determining proper sizing as to hot water needs; inspect any part, or component that is not completely visual and/or located in an inaccessible area; move stored items or furnishings to gain access to the water heater; determine the remaining useful life of the unit or any component; or remove insulation blanket to gain access to water heater components.

Cooling Systems:

The inspection of the cooling system is limited to those items listed in this report. **The inspector does not:** Operate a cooling system when the outside temperature is below 60 degrees Fahrenheit; determine the proper operation of condensate systems; inspect gas-fired refrigeration systems; inspect for the pressure of the system coolant or determine the presence of leaks; determining the efficiency of a system; inspect any equipment which is not in an accessible area or dismantle any equipment, controls or gauges; determine the electrical current draw of the system; program digital-type thermostats or controls; operate any set back features on the thermostat or controls; inspect interior components of an evaporative cooler when the unit has been drained or shut down.

Heat Systems:

The inspection of the heat system is visual in nature and is limited to the items listed in this report. **This inspector does not:** Operate any main, branch or shut-off valves; inspect any system which has been shut down or otherwise secured; inspect any component which are not visible and accessible, inspect any exterior plumbing components such as water mains, private water wells, private sewer systems, sprinkler systems or swimming pools {unless agreed to by both parties and inspected as a separate inspection apart from the listed items contained in there report}; inspect fire sprinkler systems; inspect or operate drain pumps or waste ejector pumps; inspect the quality or volume of well water; determine the portability of any water supply; inspect water conditioning equipment, such as softeners or filter systems; inspect solar water heating systems; determine the effectiveness of anti-siphon devices on appropriate fixtures or systems; operate free standing appliances; inspect private

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SCOPE OF INSPECTION (CONTINUED)

water supply systems, swimming pools or tanks; observe the system for proper sizing, design or use of proper materials; or inspect the gas supply system for leaks. This inspection can not fully determine, in most cases, if a shower pan is damaged and leaking, in that most damage is not visual and, in some cases, prolonged use of water is necessary for leaks to become apparent. Because of the limited nature of the inspection and the mentioned possibilities, we do not offer nor imply any warranties regarding the absence of shower pan leaks, damage, nor the continual functional use of the shower pan.

Electrical Systems:

The electrical systems inspection is a visual inspection and is limited to the items listed in this report. **The inspector does not:** Move any objects, furniture or appliances to gain access to any electrical panels; inspect any electrical component; remove switch cover plates, except where aluminum wiring is observed in the main, sub or control panel; inspect ancillary systems, such as burglar and smoke or fire systems, antenna, electrical de-icing tapes, sprinkler wiring, intercom systems, any system controlled by timers or photo cells, landscape lighting, cable TV wiring, telephone wiring, load or voltage regulators; or trace wiring origins or wiring destinations.

Swimming Pool and Hot Tub:

The inspection is limited to a visual examination of the items listed in this report. **The inspector does not:** Dismantle or otherwise open any components or lines; uncover or excavate any lines or otherwise concealed components of the system, or determine the presence of sub-surface leaks; fill the pool or hot tub with water; determine the presence of sub-surface water tables; or inspect any ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners.

Inspection of additions, special structures or equipment (as requested):

Guest House	Whirlpool Bath
Cabana	Swimming Pool and Equipment
Workshop	Sprinkler Systems
Solar System	Spa/Hot Tub and Equipment

Report: PROFESSIONAL HOME INSPECTIONS agrees to provide appropriate reports according to the specific service rendered. The final written inspections report will indicate which items were inspected, which items are in need of service/repair, or, are not performing the function for which they are intended. Items not included in the report shall not be considered good or bad from any lack of notation. No verbal statements by inspector shall expand the scope of this agreement or the inspection report, nor will such statements be relied upon when solicited from the inspector by the CLIENT at the time of inspection or any other time. The other inspections or tests will be on separate reports with qualified details of the specific subject, and in accordance with applicable professional and technical standards. The reports will be the property of PROFESSIONAL HOME INSPECTIONS and the CLIENT and may not be used by any other person without their written consent.

INSPECTION REQUIREMENTS AND LIMITATIONS: The building, its components and equipment, are to be ready and accessible for inspection on the date and time stated above. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or remove panels to inspect any part of the building or its equipment. Pool/spa must be full, clean and operational. Deviations of these requirements that delay the inspection are just cause for an additional charge.

THE FOLLOWING SPECIFIC LIMITATIONS APPLY: Design problems are not within the scope of inspection. PROFESSIONAL HOME INSPECTIONS will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test will be made by the inspector. No test samples will be taken from the roof or any other part of the structure unless specifically requested. PROFESSIONAL HOME INSPECTIONS will have no liability for latent defects which cannot be observed by a normal inspection nor can be determined by normal equipment operation; and it is specifically agreed and understood that: Mechanical devices and structural components may be functional one moment and later fail or malfunction; therefore, PROFESSIONAL HOME INSPECTIONS liability is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable or in the immediate need of repair or not performing the function for which it was intended at the time of inspection. The CLIENT recognizes that there is **NO REPRESENTATION OF WARRANTY OR GUARANTEE** on the future life of items inspected. The Inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or any existing structure.

The intent of the inspector statements and any or all statements on the inspection report is not to be construed as being an endorsement or a condemnation of any appliance, system, structural component, or the building in its entirety. Nor, is it the intent to make any statement of property value.

The inspection report may not include minor settlement and minor crack in concrete, veneer and walls that would be within the normal tolerance or standard and does not impair the structural function of the building. The inspection report may not include cosmetic defects; minor cracks, scrapes, dents, scratches, soiled or faded surfaces of the structure or equipment. Also, soiled, faded, torn or dirty floor, wall or window coverings will not be included. The Inspection Report is not to be construed as a total list of defects, existing or potential.

SPECIAL DISCLOSURE: It is not uncommon to observe cracks or for cracks to occur in concrete slabs or the exterior and interior walls. Cracks may be caused by the curing of building materials, temperature variations, and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is the key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to, proper watering, foundation drainage and removal of vegetation growth near the foundation.

SPECIAL NOTE: The CLIENT is hereby advised that other adverse problems may occur at slab cracks and other voids in the slab. Radon gas, termites and other living organisms can enter a building through cracks and voids and may be a health hazard. Cracks and voids can be sealed effectively to prevent radon gas or other undesirable organisms from entering.

PROFESSIONAL HOME INSPECTIONS encourages the CLIENT to obtain a second opinion from a qualified specialists (structural engineer, licensed electrician, licensed plumber, certified factory trained service person, etc.) when there is a condition that they question or are concerned about. The CLIENT has a right to have more than one inspection, or more than one inspector.

PROFESSIONAL HOME INSPECTIONS recommends that all repairs be completed by, or under the direction of, a qualified specialist that is certified, licensed and bonded. Also, that the CLIENT obtains a copy of the work order and the paid receipt of all completed work that was performed on the property within the last 6 months.

PROFESSIONAL HOME INSPECTIONS thanks you for giving us the opportunity to help you get a total view of your new investment through this report, the eyes of an experienced, qualified inspector. If you have any questions concerning this report, please feel free to call. (806)-358-4621 or (806) 282-8552